



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, July 19, 2018 – 7:00 PM

Chairperson Sam Storey
Commissioners Linda Smith
Ed Newman
TJ Welch
Susan Westman

1. ROLL CALL AND PLEDGE OF ALLEGIANCE
2. ORAL COMMUNICATIONS

- A. Additions and Deletions to Agenda
- B. Public Comments

Short communications from the public concerning matters not on the Agenda. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes.

- C. Commission Comments
- D. Staff Comments

3. CONSENT CALENDAR

All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless members of the public or the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

- A. **1550 41st Avenue #18-0221 APN: 034-111-22**
Sign Permit for removal and replacement of existing signs located within the C-C (Community Commercial) zoning district.
This project is in the Coastal Zone but does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Goodwill Central Coast
Representative: Monterey Signs, Filed: 05.18.2018

4. PUBLIC HEARINGS

Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Public Discussion; 3) Planning Commission Comments; 4) Close public portion of the Hearing; 5) Planning Commission Discussion; and 6) Decision.

- A. 105 Stockton Avenue #18-0170 APN: 035-171-21**
Sign Permit to allow two wall signs at 105 Stockton Avenue in the C-V (Central Village) Zoning District.
This project is located within the Coastal Zone but does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Ashley Hubback
Representative: Vahan Tchakerian, Filed: 04.17.2018
- B. 205 Magellan Street #18-0184 APN: 036-192-13**
Design Permit for first- and second-story additions which includes a variance request for the eighty percent permissible structural alteration limit for nonconforming structures for an existing single-story single-family home located in the R-1 (Single-Family Residential) zoning district.
This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Scott Harway
Representative: Scott Harway, Filed: 04.25.2018
- C. 115 San Jose Avenue #18-0243 APN: 035-221-17**
Design Permit, Conditional Use Permit, Coastal Development Permit, and Major Revocable Encroachment Permit for a 500-square-foot parklet within the C-V (Central Village) zoning district.
This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Southstar P.M., Inc.
Representative: Capitola Wine Bar, Filed: 05.30.2018
- D. 210 Central Ave #18-0001 APN: 036-122-19**
Design Permit, Conditional Use Permit, Major Revocable Encroachment Permit, and Variance request to the eighty percent permissible structural alteration limit for nonconforming structures for an addition to an historic single-family residence located at 210 Central Avenue within the R-1 (Single-Family) zoning district.
This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Paul & Brigitte Estey
Representative: Paul & Brigitte Estey, Owners, Filed: 01-02-2018

5. DIRECTOR'S REPORT

6. COMMISSION COMMUNICATIONS

7. ADJOURNMENT

APPEALS: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review Design Permit can be appealed to the City Council within the (10) working days following the date of the Commission action. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 7 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.cityofcapitola.org. Agendas are also available at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Televised Meetings: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: www.cityofcapitola.org.



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JULY 19, 2018
 SUBJECT: **1550 41st Avenue #18-0221 APN: 034-111-22**

Sign Permit for removal and replacement of existing signs located within the C-C (Community Commercial) zoning district.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Goodwill Central Coast

Representative: Monterey Signs, Filed: 05.18.2018

APPLICANT PROPOSAL

The applicant is proposing to remove four existing wall signs and replace them with two new wall signs at 1550 41st Avenue in the C-C (Community Commercial) zoning district.

BACKGROUND

The commercial space at 1550 41st Avenue was previously occupied by Goodwill and Shoreline School of Cosmetology. Goodwill has since expanded into the space previously occupied by Shoreline. The applicant is proposing new signs for the site which require Planning Commission approval.

DISCUSSION

The application includes removal of the four existing wall signs (two Shoreline signs and two Goodwill signs) totaling 136 square feet and replace them with two new Goodwill wall signs totaling 58 square feet. The new wall signs include the Goodwill logo, which was not part of the previous signs. The two proposed signs are identical in size, measuring 166 inches wide by 25 inches high with solid acrylic letters and a maximum letter height of 13 inches. The signs will not be illuminated. One is proposed for the west elevation of the building closest to 41st Avenue in the location previously occupied by the Shoreline sign and the other is proposed for the west elevation of the rear part of the building facing the parking lot in the same location as the previous Goodwill sign. The new signs have "goodwill central coast" in 3 lines of horizontal text on the left side, followed by the Goodwill logo, and then "donation center & store" in 2 lines of text on the right side.

Pursuant to 17.57.020B, changes to sign facing or lettering, or repainting, on an existing legal conforming or non-conforming sign, when the new sign is to be substantially the same size and design as that existing or originally approve, may be approved by the community development director. The proposed sign introduces a logo to each sign, which is not consistent with the

original approval and therefore requires Planning Commission approval. Also, the signs are legal non-conforming as businesses are limited to one wall sign per business (17.57.070.B). Repainting, refacing, or relettering of existing legal nonconforming signs is permitted when the new copy is to be the same size and design as the existing or originally approved (17.57.120.B). The sign will be the same size and similar design with the inclusion of a logo.

CEQA

This project is categorically exempt under Section 15301 of the California Environmental Quality Act. The proposed project involves wall signs on a commercial site. No adverse environmental impacts were discovered during project review by either the Community Development Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #18-0221 based on the findings and conditions of approval.

CONDITIONS OF APPROVAL

1. The project approval consists of two wall signs located on the west elevations of the commercial structure located at 1550 41st Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 19, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The new wall signs will replace two legal non-conforming wall signs located on the front and rear sections of the west elevation of the building. The two proposed signs are 166 inches wide by 25 inches high with solid acrylic letters and a maximum letter height of 13 inches. The new signs have “goodwill central coast” in three lines of horizontal text on the left side, followed by the Goodwill logo, and then “donation center & store” in two lines of text on the right side.
3. Prior to installation, a building permit shall be secured for the new sign authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission.
4. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #18-0221 shall be paid in full.

FINDINGS

- A. The signage, as designed and conditioned, will maintain the character and aesthetic integrity of the subject property and the surrounding area.**

The solid acrylic signs have a simple design that will complement the aesthetics of the surrounding Community Commercial zoning district.

- B. The signage, as designed and conditioned, reasonable prevent and reduce the sort of visual blight which results when signs are designed without due regard to effect on their surroundings.**

The signs are modern and clean. The outdated existing wall signs will be removed to ensure no visual blight on the building.

- C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

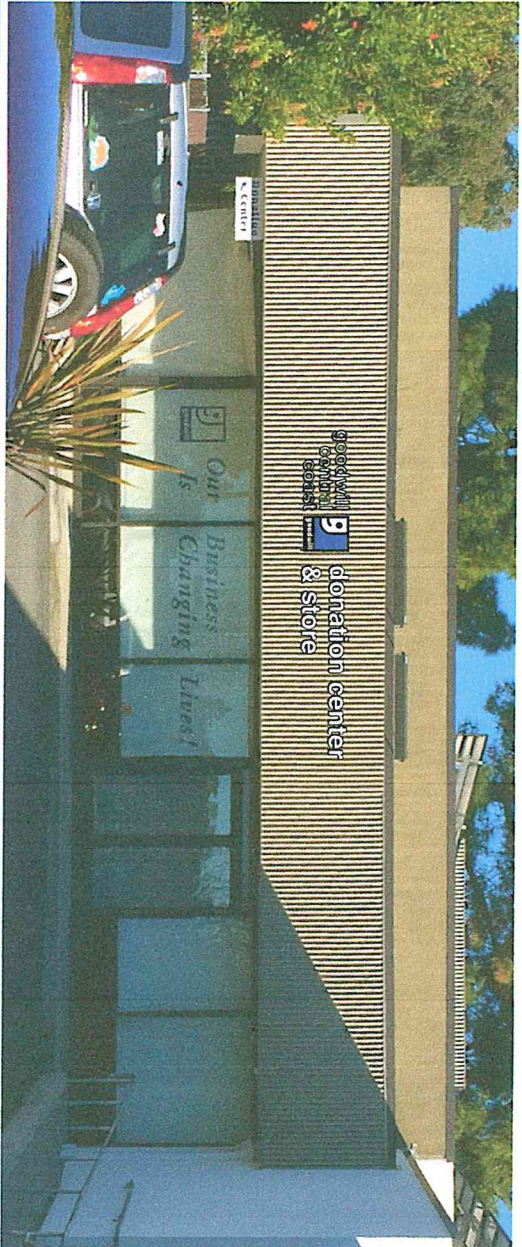
The proposed project involves signs for an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

ATTACHMENTS:

1. Sign Plans

Prepared By: Matt Orbach
Assistant Planner

WHITE 1/2" THICK ACRYLIC DIMENSIONAL LETTERING
STUD MOUNTED
BLACK 1/2" THICK ACRYLIC BOX WITH VINYL LOGO




MONTEREY
SIGNS
PH: 831.632.0490
555 Broadway Ave.
Seaside, CA 93955

CUSTOMER Goodwill

CONTACT Cristina Hernandez

PHONE 949) 310-9143

ADDRESS 1550 41st Ave, Capitola, CA 95010

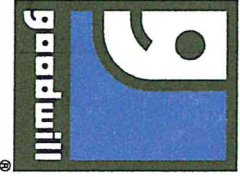
EMAIL chernandez@ccgoodwill.org

NOTE: This is an original unpublished drawing, created by Monterey Signs. It is submitted for your personal use in connection with a project being planned for you by Monterey Signs. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the express written permission of Monterey Signs.

(X2) LOCATIONS

25 in

goodwill
central
coast



166 in

donation center
& store

Handwritten notes:
 Fee = 4150
 Frontage = 472
 = 345.42 FT
 12' x 7' 08" =
 28.7: 40 FT FRONTAGE

WHITE 1/2" THICK ACRYLIC DIMENSIONAL LETTERING
STUD MOUNTED

BLACK 1/2" THICK ACRYLIC BOX WITH VINYL LOGO

WHITE 1/2" THICK ACRYLIC DIMENSIONAL LETTERING
STUD MOUNTED



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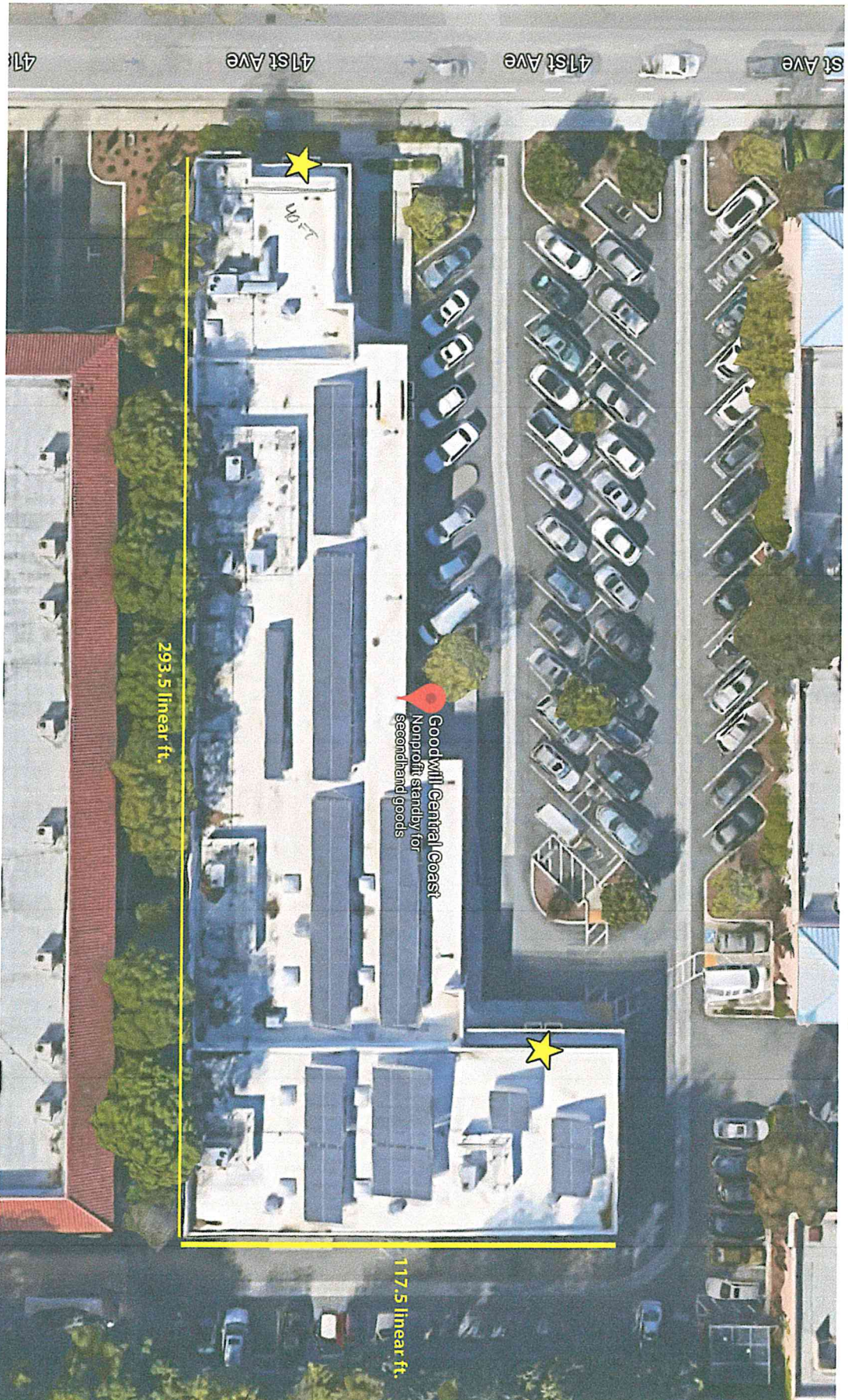
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Goodwill Signage plan for 1550 41st Ave, Capitola, CA 95010



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CURRENT SIGNS



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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: JULY 19, 2018

SUBJECT: **105 Stockton Avenue #18-0170 APN: 035-171-21**

Sign Permit to allow two wall signs at 105 Stockton Avenue in the C-V (Central Village) Zoning District.

This project is located within the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Ashley Hubback

Representative: Vahan Tchakerian, Filed: 04.17.2018

APPLICANT PROPOSAL

The applicant submitted a sign permit application for two wall signs for the existing commercial space located at 105 Stockton Avenue in the C-V (Central Village) zoning district. There is an existing master sign program for the commercial building. The applicant is proposing to add a second wall sign on the east elevation along Riverview Avenue, which is not currently allowed under the Master Sign Program.

BACKGROUND

The original application was the result of a code enforcement complaint. The applicant installed two 32-inch by 96-inch signs at 105 Stockton Avenue without a permit. Those two existing wall signs are out of compliance with the Master Sign Program.

On June 7, 2018, the Planning Commission reviewed the original proposal for an amendment to the Master Sign Program (MSP) for the two new wall signs and continued the application to the next regular meeting due to the applicant not being present. The June 7, 2018, staff report and attachments are included as Attachment 1. The Planning Commission requested the applicant bring back an amended sign design that match the size of the existing wall signs at 103 Stockton Avenue (24 inches by 96 inches) and update the colors of the sign to complement the building and existing signs. The Planning Commission allowed the illegal signs to remain up until the next meeting.

Following the Planning Commission meeting, staff reached out to the applicant and informed him of the direction provided by the Planning Commission. Staff received a modified design on July 13, 2018 (Attachment 2). The proposed sign is 27 inches by 120 inches and has the same colors as the original sign with a thicker turquoise border. The proposal does not specify the materials or the size of the lettering.

Staff also reached out to the property owner. After receiving an update on the proposed project, she stated that she did not feel strongly about the sign size, design, or location of the signs, and was comfortable with whatever the Planning Commission decided to allow.

DISCUSSION

The Master Sign Program allowed three signs at 103/105 Stockton Avenue: two 27-inch by 120-inch signs along Stockton Avenue (one for each business) and one 24-inch by 96-inch sign along the Riverview path. The commercial space at 103 Stockton Avenue, however, chose to install one 24-inch by 96-inch sign along the Riverview path and one 24-inch by 96-inch sign on the Stockton Avenue side of the building.

The MSP did not allow a second wall sign at 105 Stockton Avenue. The proposed signs do not comply with the MSP; therefore, the sign application is being reviewed as a Sign Permit subject to Planning Commission approval.

Under Capitola Municipal Code (CMC) §17.57.070(B)(1)(a), “businesses which are located adjacent to two streets (corner) shall be permitted one additional wall sign, to face the second adjacent street if the business is not identified on a monument sign.”

The commercial establishments at 103 and 105 Stockton Ave are in very close proximity. Limiting the signs to the same size creates consistency between the two establishments. Since the applicant has chosen not to follow the master sign program, staff recommends creating consistency between the two establishment by ensuring both signs are the same size (24 inches by 96 inches).

RECOMMENDATION

Staff recommends the Planning Commission review application #18-0170 and **approve** the sign application as conditioned limiting the sign size to 24 inches by 96 inches.

CONDITIONS OF APPROVAL

1. The project approval consists of two new wall signs at 105 Stockton Avenue that shall be a maximum of 24-inch tall by 96-inch wide. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 19, 2018, except as modified through conditions imposed by the Planning Commission during the hearing. The existing illegal signs shall be removed within 30 days of the Planning Commission decision.
2. Prior to making any changes to approved signs, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the signs shall require Planning Commission approval.
3. Prior to issuance of building permit, all Planning fees associated with permit #18-0170 shall be paid in full.
4. Compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

5. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
6. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
7. Prior to installation of a new sign, the applicant must obtain a permit from the Building Department.

FINDINGS

A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed signs will secure the purpose of the zoning ordinance and general plan.

B. The application will maintain the character and integrity of the neighborhood.

Community Development Department Staff and the Planning Commission have reviewed the signs and determined that the signs maintain the character and integrity of the Central Village.

C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

The signs are proposed on an existing commercial building in the Central Village. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

ATTACHMENTS:

1. 105 Stockton Avenue - PC Staff Report & Attachments - 06.07.2018
2. APCB Sign 071218 - Sign Revision for 07.19.2018

Prepared By: Matt Orbach
Assistant Planner



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JUNE 7, 2018
 SUBJECT: **105 Stockton Avenue #18-0170 APN: 035-171-21**

Amendment to the Master Sign Program at 103/105 Stockton Avenue to allow an additional wall sign in the C-V (Central Village) Zoning District.

This project is located within the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Peter Hubback

Representative: Vahan Tchakerian, Filed: 04.17.2018

APPLICANT PROPOSAL

The applicant submitted an amendment to the Master Sign Program (MSP) for the existing commercial building located at 105 Stockton Avenue in the C-V (Central Village) zoning district. The proposed amendment is to increase the maximum sign dimensions and allow an additional wall sign for the tenant at 105 Stockton Avenue on the east elevation along Riverview Avenue.

BACKGROUND

Zoning Ordinance §17.57.080 outlines the process for adopting a MSP for a multi-tenant developments. A MSP establishes the allowed materials, letter style, height, color and illumination of signs for multi-tenant buildings. A MSP is approved by the Planning Commission, with subsequent approvals administered by the Community Development Director or his/her designee for signs which comply with the program. In 2002, a MSP was approved for 103 Stockton Avenue (Attachment 3).

The current application is the result of a code enforcement complaint. The applicant installed two signs at 105 Stockton Avenue without a permit. The two exterior signs are out of compliance with the master sign program. Also included in the code enforcement were two large window signs that filled the entire windows. Upon inspection, staff learned that these were large shower curtains which appear as signs from the exterior. The applicant moved the curtain one foot back from the window to be a product display.

DISCUSSION

The applicant is requesting a change to the MSP to allow the tenant at 105 Stockton Avenue to add a second wall sign along Riverview Avenue. The second wall sign would conform to the same dimensions and design standards as the two signs along Stockton Avenue and the Riverview path.

The existing 2002 MSP is difficult to follow as it not organized well, with five requirements and additional conditions tied to a specific approval at the Armida Winery. The basic elements of the MSP include:

- Wall signs shall be externally illuminated
- Letter style and sign color are subject to the Community Development Director's approval
- Sign height shall be "typical" wall signs – 10-inches (bottom side of awning).
- Illumination shall be down lighting consistent with the Central Village Design Guidelines and subject to the Community Development Director's approval.
- Signs shall be limited to the south elevation along Stockton Avenue and the west elevation along the Soquel Creek side.
- The sign area of the sign on the copper awnings in front of the business along Stockton Avenue, were designed as 27 inches tall by 10 feet long (18.5 square feet), with the capital letters being 18 inches. (Note: Constructed as 24 inches tall by 8 feet long)
- The sign area of the sign on the copper awnings on the side along the Riverview path, was designed and built as 24 inches tall by 8 feet long (13 square feet), with the capital letters being 15 inches.

The applicant is proposing two changes to the Master Sign Program:

1. Allow the tenant at 105 Stockton Avenue to have a second sign on the wall adjacent to Riverview Avenue
2. Increase the maximum sign dimensions allowed under the Master Sign Program to 32 inches tall by 96 inches wide

Staff supports the request for a second sign on the wall adjacent to Riverview Avenue because the applicant is on a corner parcel and allowing a second sign along Riverview Avenue is an allowance that currently exists for wall signs on corner lots. Under Capitola Municipal Code (CMC) §17.57.070(B)(1)(a), "businesses which are located adjacent to two streets (corner) shall be permitted one additional wall sign, to face the second adjacent street if the business is not identified on a monument sign."

Staff does not support the request for larger sign dimensions. The proposed dimensions, which are illustrated by the nonconforming signs currently in place at 105 Stockton Avenue, are out of balance with the other tenant signs. Under CMC §17.57.060(A), Central Village signs should relate to their surroundings "in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the building and are not in visual competition with other conforming signs in the area."

The previous MSP was too broad and hard to follow, so as part of this amendment it was reformatted and expanded to include additional specifications. The updated MSP can be found in Attachment 1 and below.

Master Sign Program (MSP)

1. Each tenant is allowed two (2) wall/awning signs
2. Location of signs:
 - a. 103 Stockton Avenue
 - i. Signs may be located on the awnings on the south elevation along Stockton Avenue and the west elevation along Soquel Creek
 - b. 105 Stockton Avenue
 - i. Signs may be located on the awning on the south elevation along Stockton Avenue and on the wall on the east elevation along Riverview Avenue

3. Sign Standards:
 - a. Dimensions
 - i. Signs may be up to 8 feet wide and 2 feet high
 - b. Number of lines of text
 - i. Signs may have up to two (2) lines of text
 - c. Text/Lettering size
 - i. Text/lettering in the first line of text shall be no greater than 12 inches in height
 - ii. Text/lettering in the second line of text shall be at least 2 inches smaller than the text/lettering in the first line of text
 - d. Design
 - i. Signs shall relate to their surroundings in terms of shape, color, and texture so that they are complimentary to the overall design of the building and are not in visual competition with other conforming signs in the area
 - e. Mounting
 - i. Signs on the east and south elevations shall be attached to top of the awnings
 - ii. Sign on the west elevation shall be attached to the wall
 - f. Illumination
 - i. Signs shall be externally illuminated
 - ii. Illumination shall be down directed and shielded to light the signs only and not light trespass onto adjacent properties
4. Sign applications that comply with the Master Sign Program shall be approved administratively by the Community Development Director

CEQA

This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations. The proposed project involves an amendment to the master sign program for an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** the Master Sign Program as updated by Staff and require the applicant to decrease the size of the existing signs at 105 Stockton Avenue based on the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The two existing 32 inch tall by 96 inch wide signs at 105 Stockton Avenue shall be reduced in size to 24 inches tall by 96 inches wide to conform to the amended Master Sign Program requirements.
2. All future signs at 103/105 Stockton Avenue shall comply with the Master Sign Program. Individual sign permits may be issued by the Community Development Director or designee.
3. Prior to installation of a new sign, the applicant must obtain a permit from the Community Development Department and Building Department.
4. Prior to operation of a new business, the applicant shall obtain a business license from the City of Capitola.

FINDINGS**A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**

Planning Staff and the Planning Commission have reviewed the application and determined that the proposed Master Sign Program is allowed in the C-V Zoning District. Future sign applications will comply with the requirements of the Master Sign Program. Conditions of approval have been included to ensure that future signs for the commercial suites are consistent with the Master Sign Program, Zoning Ordinance, and General Plan.

B. The application will maintain the character and integrity of the neighborhood.

Planning Department Staff and the Planning Commission have reviewed the project and determined that the amended Master Sign Program complements the building form. The MSP establishes requirements for future signs that will maintain the character and integrity of this commercial building within the City of Capitola. Conditions of approval have been included to carry out these objectives.

C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

The proposed project involves signs for an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

ATTACHMENTS:

1. 103-105 Stockton Avenue - Master Sign Program

Prepared By: Matt Orbach
Assistant Planner

Master Sign Program - 103/105 Stockton Avenue

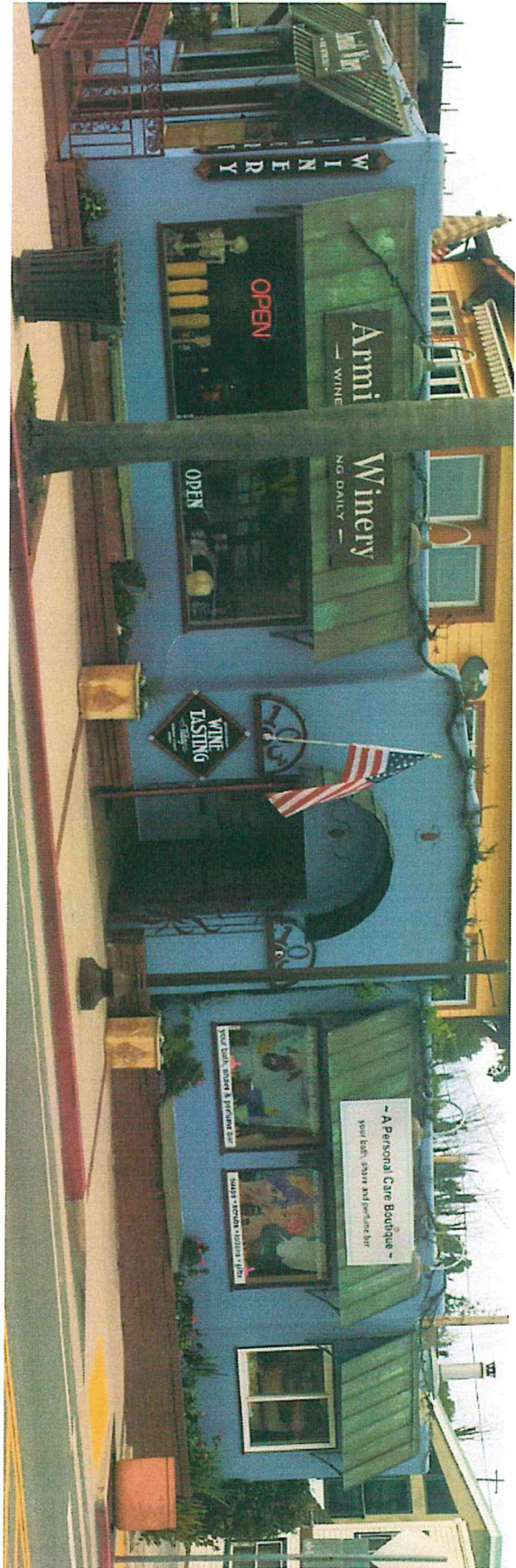
June 7, 2018

Master Sign Program (MSP):

1. Each tenant is allowed two (2) wall/awning signs
2. Location of signs:
 - a. 103 Stockton Avenue
 - i. Signs may be located on the awnings on the south elevation along Stockton Avenue and the west elevation along Soquel Creek
 - b. 105 Stockton Avenue
 - i. Signs may be located on the awning on the south elevation along Stockton Avenue and on the wall on the east elevation along Riverview Avenue
3. Sign Standards:
 - a. Dimensions
 - i. Signs may be up to 8 feet wide and 2 feet high
 - b. Number of lines of text
 - i. Signs may have up to two (2) lines of text
 - c. Text/Lettering size
 - i. Text/lettering in the first line of text shall be no greater than 12 inches in height
 - ii. Text/lettering in the second line of text shall be at least 2 inches smaller than the text/lettering in the first line of text
 - d. Design
 - i. Signs shall relate to their surroundings in terms of shape, color, and texture so that they are complimentary to the overall design of the building and are not in visual competition with other conforming signs in the area
 - e. Mounting
 - i. Signs on the east and south elevations shall be attached to top of the awnings
 - ii. Sign on the west elevation shall be attached to the wall
 - f. Illumination
 - i. Signs shall be externally illuminated
 - ii. Illumination shall be down directed and shielded to light the signs only and not light trespass onto adjacent properties
4. Sign applications that comply with the Master Sign Program shall be approved administratively by the Community Development Director

side view





103 A 105 Stockton

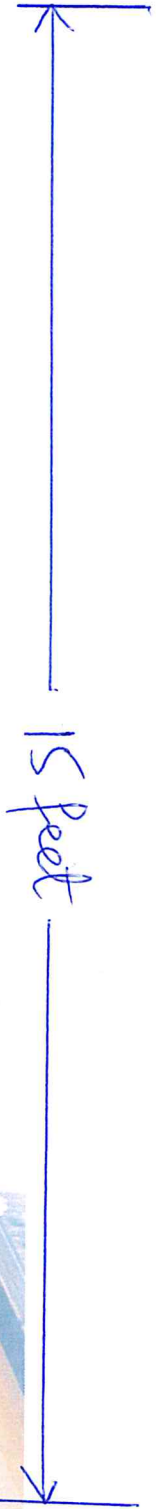


33ft

Attachment: 105 Stockton Avenue - PC Staff Report & Attachments - 06.07.2018 (105 Stockton Avenue)

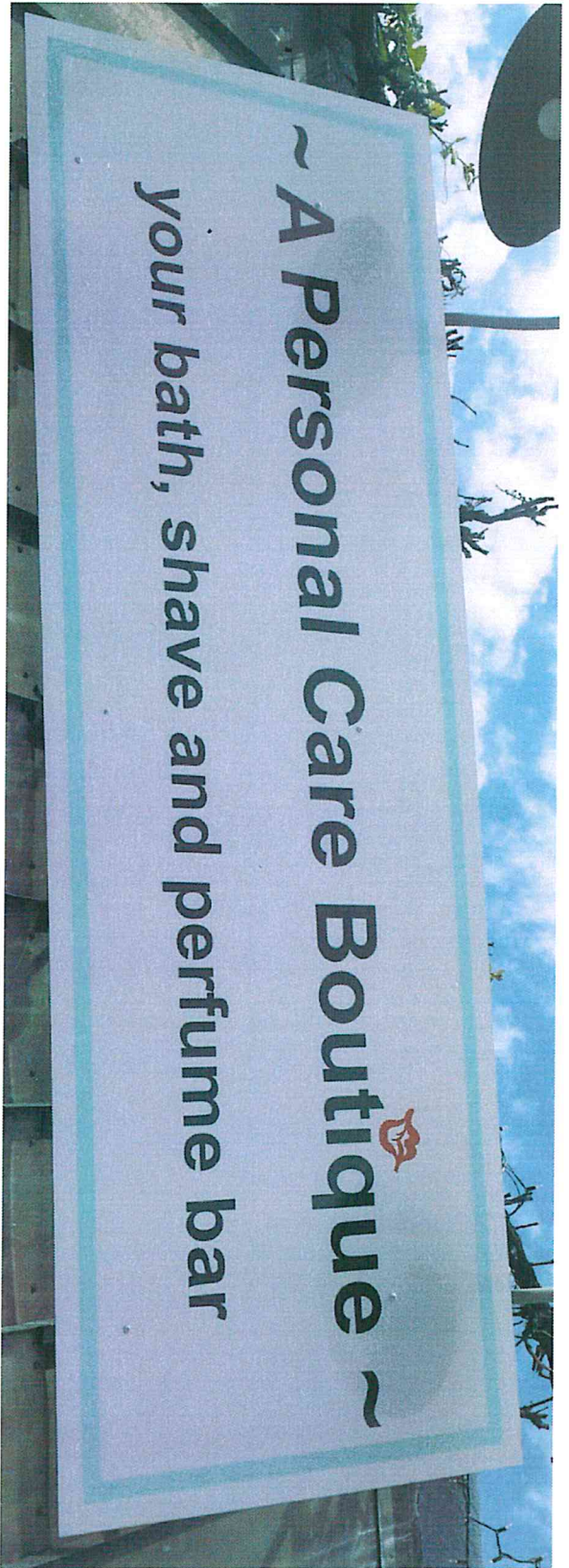


existing lighting



Attachment: 105 Stockton Avenue - PC Staff Report & Attachments - 06.07.2018 (105 Stockton Avenue)

96x32x18



96x32x18

- The signs we put up are identical to what was up before for Seaside Coffee
- We asked the owners of Seaside Coffee where they got their signs, contacted the sign company for identical specifications and procured the same
- We have gone through great expense having these signs designed, manufactured and installed
- We ask the City of Capitola allow us to keep these signs up and apologize for not having known the sign permit process. Of course we will pay any permit fees required by the City

96x32x18

~ A Personal Care Boutique ~
your bath, shave and perfume bar

- 27" tall x 10' wide per allowable guidelines
- Removed wide border at the edge so now border starts with turquoise, theme for the business
- Turquoise border thicker



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JULY 19, 2018
 SUBJECT: **205 Magellan Street #18-0184 APN: 036-192-13**

Design Permit for first- and second-story additions which includes a variance request for the eighty percent permissible structural alteration limit for nonconforming structures for an existing single-story single-family home located in the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Property Owner: Scott Harway
 Representative: Scott Harway, Filed: 04.25.2018

APPLICANT PROPOSAL

The applicant is applying for a design permit to add 1,366 square feet of first- and second-story additions to an existing nonconforming single-family residence in the R-1 (Single-Family Residential) zoning district. The application includes a request for a variance for the eighty percent permissible structural alteration limit for nonconforming structures. The additions include a new two-car garage, a second story, and a new covered porch.

BACKGROUND

The Architectural and Site Review Committee reviewed the application on May 23rd, 2018, and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: informed the applicant that the stormwater calculations must be updated based on the dimensions shown on the plans and that the plans must show where the downspouts flow.

Building Department Representative, Fred Cullum: had no comments.

Local Architect, Frank Phanton: requested that the applicant show the trees providing privacy for neighboring back yards to address any privacy concerns related to the rear second story deck. Mr. Phanton liked the style of the additions, in particular the windows and vents in the gables, and the update to the siding.

Assistant Planner, Matt Orbach: provided information on the required variance for the eighty percent permissible structural alteration limit.

Following the meeting, the applicant submitted updated stormwater calculations, revised plans showing where the downspouts flow, a landscape plan, and a variance request.

DEVELOPMENT STANDARDS

The following table outlines the zoning code requirements for development in the R-1 (Single-Family Residential) Zoning District relative to the application.

R-1 (Single Family Residential) Zoning District

Development Standards				
Building Height	R-1 Regulation		Proposed	
15 ft. 7 in.	25 ft.		23 ft. 3 in.	
Floor Area Ratio (FAR)				
Lot Size	6,273 sq. ft.			
Maximum Floor Area Ratio	48% (Max 3,011 sq. ft.)			
First Story Floor Area	712 sq. ft.			
Second Story Floor Area	2,282 sq. ft.			
TOTAL FAR	2,994 sq. ft. (47.7%)			
Yards				
	R-1 Regulation		Existing	Proposed
Front Yard 1st Story	15 ft.		20 ft.	20 ft.
Front Yard 2nd Story & Garage	20 ft.		N/A & 45 ft.	20 ft. & 20 ft.
Side Yard 1st Story	10% lot width	Lot width: 62 ft. 5 in. 6 ft. 2 in. min.	4 ft. 11 in. & 6 ft. Existing Nonconforming	4 ft. 11 in. & 6 ft. Existing Nonconforming
Side Yard 2nd Story	15% of width	Lot width: 62 ft. 5 in. 9 ft. 4 in. min	N/A	10 ft.
Rear Yard 1st Story	20% of lot depth	Lot depth: 100 ft. 20 ft. min.	34 ft.	34 ft.
Rear Yard 2nd Story	20% of lot depth	Lot depth: 100 ft. 20 ft. min	N/A	32 ft.
Encroachments (list all)			Existing nonconforming side setbacks	Existing nonconforming side setbacks
Parking				
	Required		Proposed	
Residential (from <u>2,601</u> up to <u>4,000</u> sq. ft.)	4 spaces total 1 covered 3 uncovered		4 spaces total 2 covered 2 uncovered	
Underground Utilities: required with 25% increase in area			Yes. Required.	

DISCUSSION

The existing residence at 205 Magellan Street is an existing nonconforming, single-story, single-family home. The structure currently has horizontal siding and a combination of gabled and hip roofs with composite shingles. The structure matches the profile of similar single-story, single-family residences in the neighborhood.

The applicant is proposing to do an interior and exterior remodel and additions, including: a new two-car garage, a second story with a rear deck, and a new covered front porch. The proposed roof will have multiple gable ends: one with a gable window and one with a gable vent on the front elevation and one with a gable window and one with a gable vent on the rear elevation. The applicant is proposing board and batten siding for the first and second story of the new structure. The proposed project will add a total of 1,221 square feet of floor area to the structure (not counting the second story deck or the covered entry porch).

Non-Conforming Structure

The project is nonconforming because twenty-one feet of the existing garage encroach approximately thirteen inches into the side setback. Based on that nonconformity, the project is subject to Capitola Municipal Code (CMC) §17.72.070 for permissible structural alterations. CMC §17.72.070 states that, if the cost of the total work of the improvements involved exceeds eighty percent of the present fair market value of the structure, then the proposed structural alterations may not be made. For the proposed project, the proposed structural changes are 99.5% of the value of the existing structure, therefore the applicant is requesting a variance for the eighty percent permissible structural alteration limit for nonconforming structures.

Variance

Section 17.66.090 of the Capitola Municipal Code states that the Planning Commission may grant a variance permit when it finds:

- A. *That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;*
- B. *That the grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The parcels on Magellan Street are large by Capitola standards, with most of them being 6,000 square feet or greater. The permissible floor area of a home increases as parcel size increases. Of the single-family homes located on Magellan Street, all of which require between 6 and 7-foot side yard setbacks, all appear to be non-conforming due to a portion of the home being located within the setback area (see Attachment 2). This is a result of the design standards being different at the time the structures were constructed. There are not special circumstances applicable to the lot, however an existing non-conforming encroachment in the side yard is a privilege enjoyed by other properties in the vicinity and under identical zoning classification.

The grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. Properties along Magellan Street have nonconforming side yard setbacks.

Also of note is that a variance to allow a new encroachment into a side yard setbacks was approved for 129 Cabrillo Street in 1986 based on the fact that it "would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone and which the subject property is situated." In that case, the Planning Commission allowed an addition to be built into the required setback. In this application, however, the applicant is

asking for a variance to exceed the permissible structural alteration limit and keep the nonconforming garage wall in its current location 4 feet eleven inches from the property line. The proposed addition conforms to the required setbacks and the structure stays under the maximum floor area ratio for the parcel.

CEQA

Section 15332 of the CEQA Guidelines exempts project characterized as in-fill development when the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. The proposed project is consistent with the in-fill development exemption and no adverse environmental impacts were discovered by Planning Staff, the Architectural and Site Review Committee, or the Planning Commission during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and **approve** project application #18-0184 based on the Conditions and Findings for approval.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 1,366 square-foot first- and second-story addition with a variance for the eighty percent permissible structural alteration limit for nonconforming structures for an existing single-family home at 205 Magellan Street within the R-1 (Single-Family Residential) zoning district. The maximum Floor Area Ratio for the 6,273 square foot property is 48% (3,011 square feet). The total FAR of the project is 47.7% with a total of 2,994 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 19, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0184 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a storm water management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
18. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
20. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

FINDINGS

A. The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed first- and second-story additions comply with the development standards of the R-1 (Single-Family Residential) District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan

B. The project will maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the first- and second-story additions. The design of the home with the first- and second-story additions, including board and batten siding and gable windows and vents, will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15332 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15332 of the CEQA Guidelines exempts projects characterized as in-fill development when the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. This project involves first- and second-story additions to an existing home within the R-1 (Single-Family Residential) zoning district. The proposed project is consistent with the in-fill development exemption and no adverse environmental impacts were discovered during review of the proposed project.

D. Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, exist on the site and the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;

There are no special circumstances applicable to the property, but there are also no impacts to the other properties in the vicinity and under identical zone classification.

E. The grant of a variance would not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which subject property is situated.

The grant of a variance does not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. Most properties in the vicinity and zone in which the property is located enjoy setbacks that do not conform to the current requirements of the Capitola Municipal Code. Granting the variance will allow the applicant to enjoy the same privilege as those properties.

COASTAL FINDINGS

D. Findings Required.

1. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
- b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
- c. A description of the legitimate governmental interest furthered by any access conditioned required;
- d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090(D) are as follows:

2. Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D)(2)(a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

- a. Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in

the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 205 Magellan Street. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.
- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
- The proposed project is located along Magellan Street. No portion of the project is located along the shoreline or beach.
- c. Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed

development (including but not limited to, creation of physical or psychological impediments to public use);

- There is not a history of public use on the subject lot.

d. **Physical Obstructions.** Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property on Magellan Street. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

e. **Other Adverse Impacts on Access and Recreation.** Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual, or recreational value of public use areas.

3. Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F)(2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

- a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;
- b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;
- c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an accessway on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply.

4. Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or

character of public access use must address the following factors, as applicable:

- a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
 - b. Topographic constraints of the development site;
 - The project is located on a flat lot.
 - c. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
 - d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;
 - e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
 - f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.
- 5. Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);**
- No legal documents to ensure public access rights are required for the proposed project.
- 6. Project complies with visitor-serving and recreational use policies;**

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves first- and second-story additions to an existing home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves first- and second-story additions to an existing home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves first- and second-story additions to an existing home on a residential lot of record.

7. Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of first- and second-story additions to an existing home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

8. Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

9. Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

10. Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

11. Provisions of minimum water flow rates and fire response times;

- The project is located one mile from the Capitola fire department. Water is available at the location.

12. Project complies with water and energy conservation standards;

- The project is for first- and second-story additions to an existing home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.

13. Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

14. Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

15. Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

16. Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

17. Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

18. Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

19. All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

20. Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

21. The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is an allowed use consistent with the R-1 (Single-Family Residential) zoning district.

22. Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures; and

- The project conforms to the requirements of all city ordinances, zoning requirements, and project development review and development procedures.

23. Project complies with the Capitola parking permit program as follows:

- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
 - b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
 - c. The village area preferential parking program shall be limited to three hundred fifty permits.
 - d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
 - e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
 - f. Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
 - g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
 - h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
- The project site is not located within the area of the Capitola parking permit program.

ATTACHMENTS:

1. Full Plan Set - 205 Magellan Street
2. Magellan Street Nonconforming Side Setbacks

Prepared By: Matt Orbach
Assistant Planner

GENERAL NOTES

- The code editions to be followed:
 - California Plumbing Code 2019 Edition
 - California Building Code 2019 Edition
 - California Electrical Code 2019 Edition
 - California Mechanical Code 2019 Edition
 - California Energy Standards 2019 Edition
 - California Green Building Standards Code 2019 Edition
 - California Residential Code 2019 Edition
 - California Fire Code 2019 Edition
- Hold down devices must be secured in place prior to foundation inspection.
- Fasteners in preservative-treated wood (anchor bolts, nails, screws, etc.) shall be of an approved silicon bronze or copper, stainless steel or hot-dipped galvanized steel.
- Foundation walls shall be a naturally durable wood or a preservative-treated wood.
- Anchor bolts shall be a minimum of 1/2 inch diameter in SDC D and 3/8 inch minimum diameter in SDC E.
- Anchor bolts shall be embedded a minimum of 7 inches into foundation.
- Anchor bolts shall not be spaced more than 6 feet apart in SDC D and no more than 4 feet apart in SDC E.
- There shall be a minimum of 2 bolts per wall piece with one bolt not located more than 12 inches or not less than 4 inches of each end of the wall piece.
- When for anchor bolts shall be a minimum of 3 inches by 3 inches by 0.229 inch thick. Steel plate washers may be used.
- Minimum compression strength of concrete shall be 2,500 psi.
- Reinforcing steel shall be a minimum of ASTM A615 Grade 40.
- Forming lumber shall be Douglas Fir #2 (unless noted otherwise).
- Wall framing shall comply with CBC Table 2308.9.1.
- Nailing shall be in compliance with CBC Table 2304.9.1.
- Foundation vents to be 2"x4" @ 8'-0" o.c. max.
- Block or double joint under all walls. Blocking at 8'-0" o.c. max (not applicable with T1N).
- ATM and foundation venting shall be a minimum of 1/150 of the area to be vented.
- Smoke detectors and carbon monoxide alarms in new structures shall receive their primary power from the house primary wiring and shall have a battery backup.
- Egress requirements for sleeping rooms:
 - a. Min. net clear operable dimension of 20" in height.
 - b. Min. net clear operable dimension of 20" in width.
 - c. Min. net clear operable dimension of 2.7 square feet.
 - d. Maximum distance to door 44'
- Joints and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.
- The R-15 of hot and cold water pipes from the storage tank from non-insulating systems shall be thermally insulated with a minimum of 1" (75%) thick insulation for hot (cold) water pipes with a diameter of less than or equal to 2" or 1.5" (1") for hot (cold) water pipes with a diameter of greater than 2" and conform to CA Energy Code 150.00032.
- The builder/contractor shall provide the owner and County Building Department a copy of the CF-48 Installation Certificate at the time of inspection.
- Air ducts installed under a floor or in a crawl space shall be installed so as to maintain a vertical clearance of 8" for all portions of the duct that would obstruct access to any part of the crawl space.
- Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, non-absorbent surface to a height of not less than 72" above finish floor. Ceramic tile to be installed over fiberglass or cementitious backer board.
- The maximum hot water temperature discharging from the bathtub, shower and whirlpool bathtubs filler shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for the meeting of this provision.
- Plumbing fixtures are required to meet the following maximum flow rates: shower heads 2.0 gpm @ 80 psi; kitchen faucet 1.8 gpm @ 80 psi; lavatory faucet 1.2 gpm @ 80 psi; and water closets 1.28 gallons per flush.
- The shower valve shall be a pressure balance type, thermostatic mixing type or a combination pressure balance/thermostatic mixing type.
- Fiberglass-reinforced, cementitious backer units, glass mat gypsum backers of fiberglass-reinforced gypsum backers in compliance with ASTM C 1098, C 1225, C 1278 or C 1279 respectively and installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower area and wall panels in shower area (CAC K702.4.2).
- Ceramic tile surfaces shall be installed in accordance with ANSI A108.1, A108.4 through A108.6, A108.7, A108.8, A108.9, A108.10, A108.11, A108.12, A108.13, A108.14, A108.15, A108.16, A108.17, A108.18, A108.19, A108.20, A108.21, A108.22, A108.23, A108.24, A108.25, A108.26, A108.27, A108.28, A108.29, A108.30, A108.31, A108.32, A108.33, A108.34, A108.35, A108.36, A108.37, A108.38, A108.39, A108.40, A108.41, A108.42, A108.43, A108.44, A108.45, A108.46, A108.47, A108.48, A108.49, A108.50, A108.51, A108.52, A108.53, A108.54, A108.55, A108.56, A108.57, A108.58, A108.59, A108.60, A108.61, A108.62, A108.63, A108.64, A108.65, A108.66, A108.67, A108.68, A108.69, A108.70, A108.71, A108.72, A108.73, A108.74, A108.75, A108.76, A108.77, A108.78, A108.79, A108.80, A108.81, A108.82, A108.83, A108.84, A108.85, A108.86, A108.87, A108.88, A108.89, A108.90, A108.91, A108.92, A108.93, A108.94, A108.95, A108.96, A108.97, A108.98, A108.99, A108.100.
- The waste outlet and tailpiece for the shower shall be a minimum 2" in diameter.

FIRE DEPARTMENT NOTES - (SPRINKLED)

- These plans are in compliance with the 2019 California Fire and Building Code and with applicable National Fire Protection Association Standard 150 and district amendments.
- This building is R-3, Type V-A, and sprinkled.
- As public fire facilities within 200 feet of any portion of the building meeting the minimum required fire flow.
- The required available fire flow on this property is 1,000 gallons per minute for 120 minutes.
- Before construction begins, temporary or permanent address numbers shall be posted. Permanent numbers must be posted prior to final inspection. Address numbers shall be posted on property so as to be clearly visible from the road. Address numbers must be in "Arabic" (1,2,3, etc.), not "Roman" (I,II,III, etc.) or written out in words. Address numbers shall be a minimum of 4" tall, with wide stroke, and posted on a contrasting background.
- Roof construction shall be Class B (non) as defined by Uniform Building Code Standard 15-2.
- There shall be a minimum of 100 foot clearance maintained with non-combustible vegetation around all structures.
- All dead-end access roads in excess of 150 feet in length shall be provided with an approved turn-around of the driveway.
- Electric gates shall be provided with a keyed switch meeting fire department specifications. Gate entrances shall be at least the width of traffic lane, but in no case less than 12 feet in width. Unobstructed vertical clearance shall not be less than 15 feet.
- The installation of an approved spark arrester shall be placed on top of the chimney. Wire mesh not to exceed 1/8 inch. (When adding a new fireplace or wood stove).
- All requirements of the Single Family Dwelling Guide must be met.
- Smoke detectors are required in all sleeping rooms and in hallways outside of sleeping rooms within 10 feet of sleeping rooms doors.
- All buildings shall be equipped with an automatic sprinkler system complying with the latest edition of NFPA 135 currently adopted in Chapter 15 of the California Building Code.
- Fire alarm flow switch shall be wired to kitchen refrigerator circuit. Any deviations require fire dept. approval.
- A 72 hour minimum notice is required prior to any inspections and/or test.
- The sprinkler installer shall submit three (3) sets of plans and calculations for the automatic sprinkler system to the fire agency for approval.
- The copies of the building and fire system plans and permits must be on site during construction.
- All underground piping systems shall comply with the County Standard PFD-008 and shall require plan submittal and permit approval prior to installation. The standard is available at the Santa Cruz Fire Marshall's Office.
- AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit will be issued to a Class C-16 or owner/builder - no exceptions.
- The driveway/access road shall be in place prior to any framing construction, or construction will be stopped.

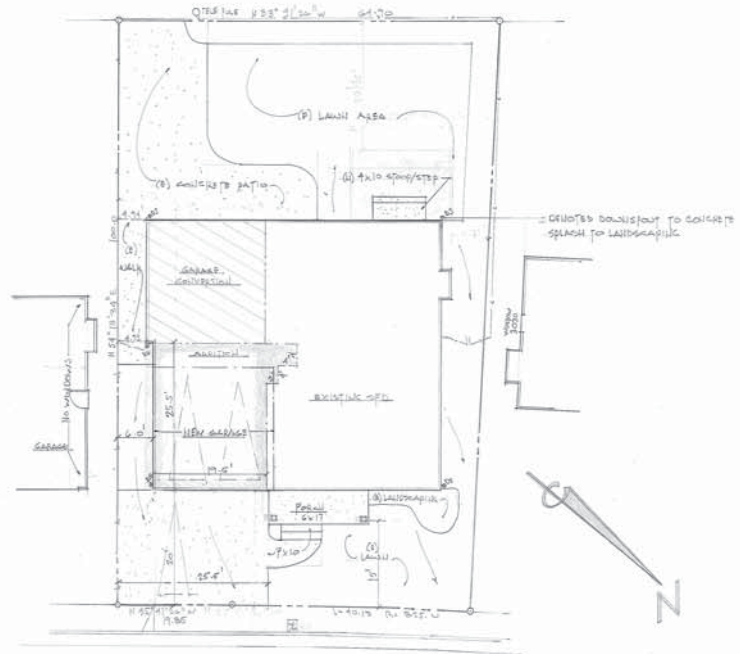
OWNER: Scott & Minnie Harway
205 Magellan Street
Capitola, CA 95010

PROJECT DATA:

A.P.N. 036 - 192 - 13
Zoning R-1
Occupancy Group R-3
Construction Type V-B/U
Parcel Size 6,275 sq. ft. (Assessor)
Lot Coverage 2,522 sq. ft. (40%)
Existing Residence 1,287 sq. ft.
Proposed Garage Conversion 462 sq. ft.
Proposed Addition 726 sq. ft.
Total Heated Area 2477 sq. ft.
Proposed Garage 441 sq. ft.
Proposed Covered Porch 80 sq. ft.
Proposed Deck 47 sq. ft.
Area of Remodel 1,287 sq. ft.

SCOPE OF WORK:

Convert 462 sq. ft. garage to a master suite and laundry room.
Add 726 sq. ft. at lower level for stair way and dining room.
Add 441 sq. ft. second story for a game room.
Add an 80 sq. ft. covered front porch.
Add a 47 sq. ft. upper level deck.
Remodel 1,287 sq. ft. of existing residence.



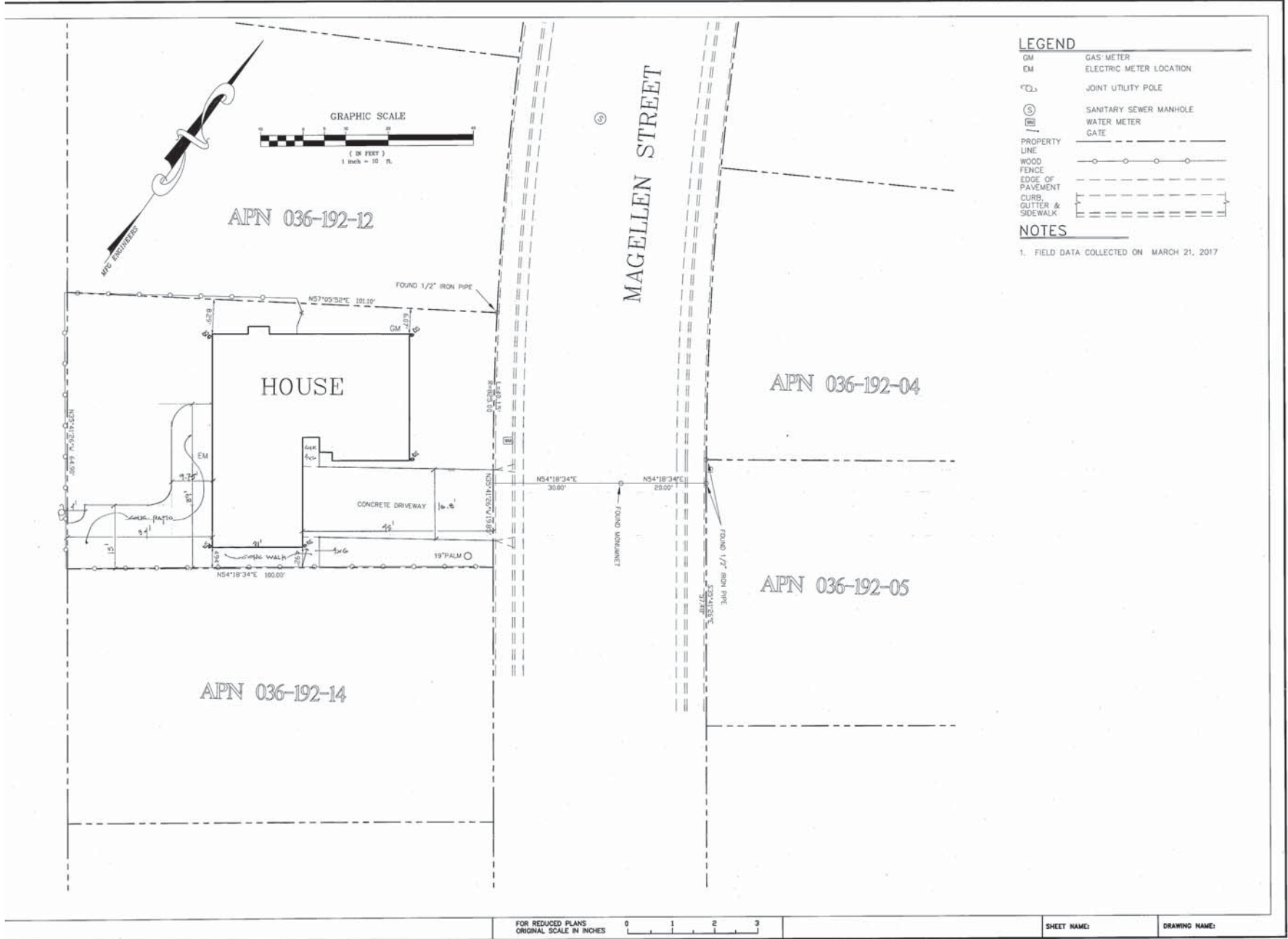
REVISIONS	BY

HARWAY ADDITION
Scott & Minnie Harway 831-588-4575
205 Magellan Street Capitola, CA 95010
A.P.N. 036 - 192 - 13

ROBIN ALAGA
250 Evening Hill Lane Capitola, CA 95076
Phone: (831) 724-4994 Cell: (831) 849-8799
e-mail: robinalaga@biglobe.net

DRAWN	
CHECKED	
DATE	11 May 18
SCALE	Not To Scale
JOB NO.	17.01
SHEET	

Attachment: Full Plan Set - 205 Magellan Street (205 Magellan Street)



LEGEND

- GM GAS METER
- EM ELECTRIC METER LOCATION
- ⊕ JOINT UTILITY POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊕ GATE

PROPERTY LINE

- WOOD
- FENCE
- EDGE OF PAVEMENT
- CURB, GUTTER & SIDEWALK

NOTES

1. FIELD DATA COLLECTED ON MARCH 21, 2017

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

SHEET NAME: _____ DRAWING NAME: _____

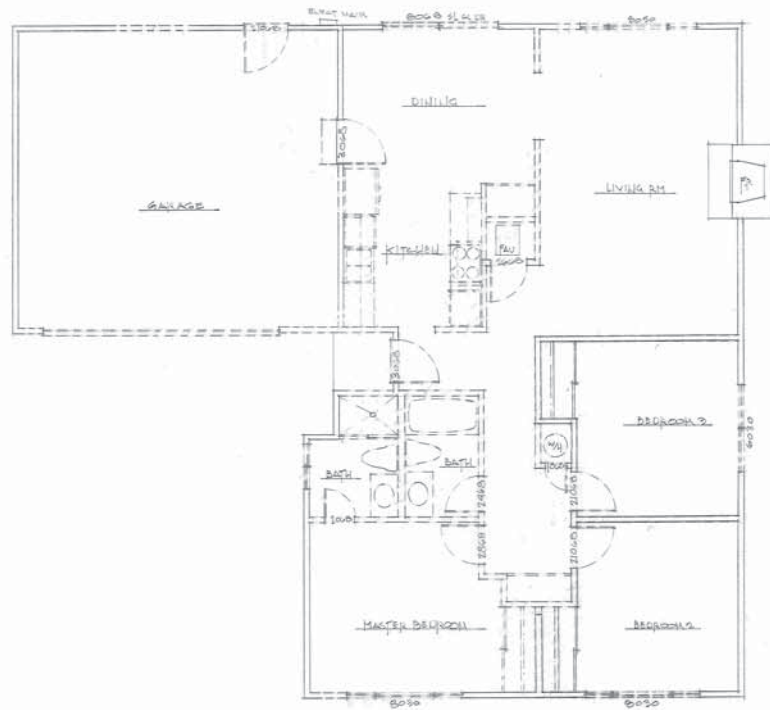
BY		REVISION	
DATE		DATE	
PROJECT ENGINEER		MFG Engineers, Inc. PO BOX 1914 APTOS, CA. 95001 (831) 763-1661 CEL. (831) 601-9519	
APN 036-192-13 205 MAGELLAN STREET PLOT PLAN			
DRAWN: MFG		CHECKED: MFG	
DATE: 3/2017		SCALE: 1" = 10'	
JOB NO.		SHEET	
1		of 1	

LEGEND

- EXISTING WALL
- - - - WALL/FIXTURE TO BE REMOVED

SQUARE FOOTAGE

- HEATED AREA: 1287 sq. ft.
- GARAGE: 424 sq. ft.
- KITCHEN: 18 sq. ft.
- PAVED PORCH: 16 sq. ft.



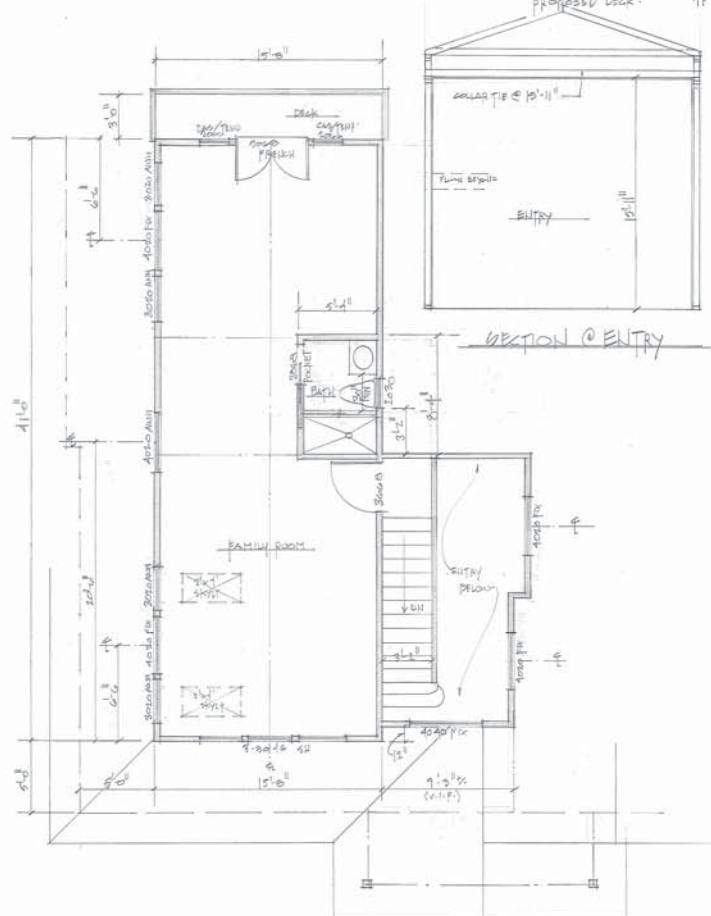
EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY

HARWAY ADDITION
 Scott & Minnie Harway 851.588.4575
 205 Magellan Street Capitola, CA 95010
 A.P.N. 056 - 192 - 13

DRAWN: Ronit
 CHECKED: [Signature]
 DATE: 11-17-10
 SCALE: 1/4" = 1'-0"
 JOB NO.: 10101
 SHEET: 2
 OF 2 SHEETS

ROBIN ALAGA
 200 Evening Hill Lane, Capitola, CA 95026
 Tel/Fax (831) 724-1994 - Cell (831) 451-4999
 ralnrow@idgbbogobol.net



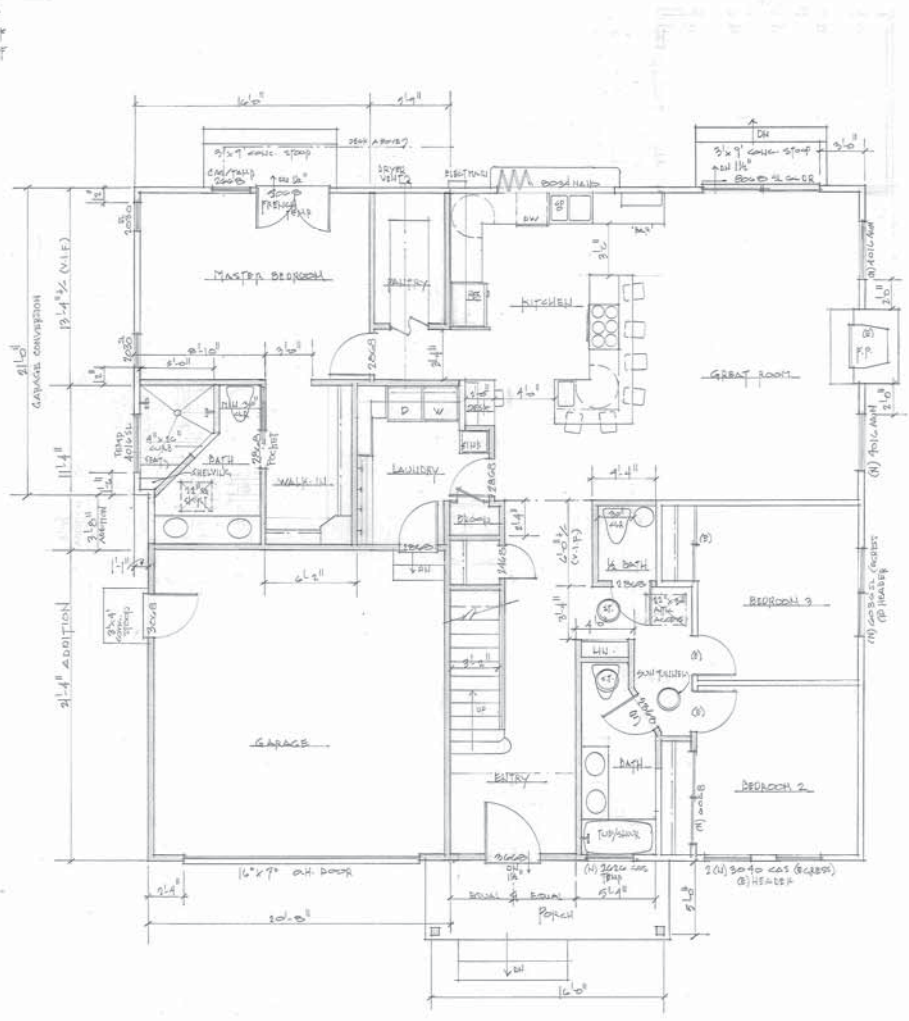
UPPER LEVEL ADDITION
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

EXISTING RESIDENCE: 1507 SF
 GARAGE CONVERSION: 702 SF
 PROPOSED ADDITION: 702 SF
 TOTAL LOWER LEVEL: 1019 SF
 PROPOSED 2ND LEVEL ADDITION: 650 SF
 TOTAL HEATED: 2477 SF
 FIREPLACE: 12 SF
 PROPOSED GARAGE: 441 SF
 PROPOSED PORCH: 80 SF
 PROPOSED DECK: 17 SF

LEGEND

- ===== PROPOSED WALL
- ===== EXISTING WALL
- WALL/FUTURE TO BE REMOVED
- (N) NEW
- (E) EXISTING
- (V-I-F) VERIFY IN FIELD



PROPOSED LOWER LEVEL
SCALE: 1/4" = 1'-0"

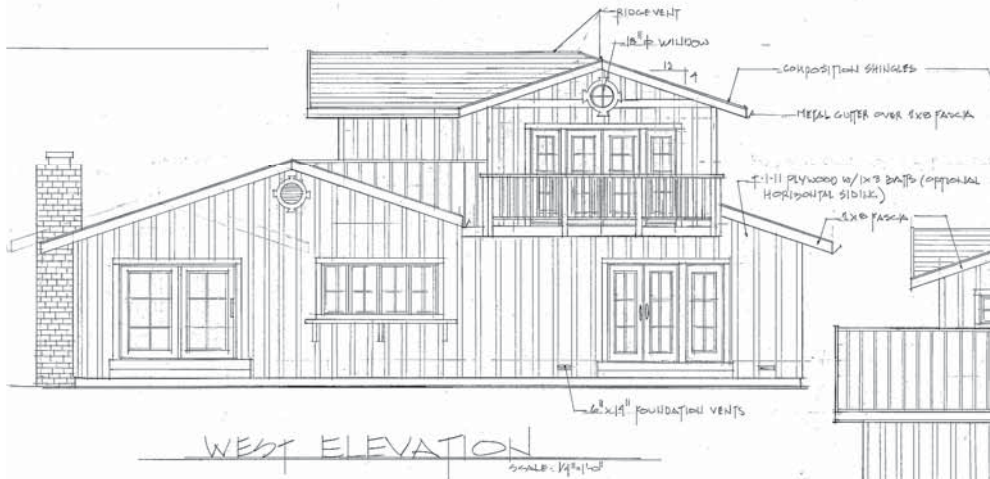
REVISIONS	BY

ROBIN ALAGA
 260 Bowers Hill Lane, Combes, CA 95070
 H/Fax: (831) 724-4994 Cell: (831) 549-4999
 rob@robinfield.com

HARWAY ADDITION
 Scott & Mimie Harvey 851-588-4575
 205 Magellan Street Capitola, CA 95010
 A.P.N. 056 - 192 - 13

DRAWN	ROD
CHECKED	
DATE	MAY 10
SCALE	1/4" = 1'-0"
JOB NO.	7-10
SHEET	

Attachment: Full Plan Set - 205 Magellan Street (205 Magellan Street)



REVISIONS	BY

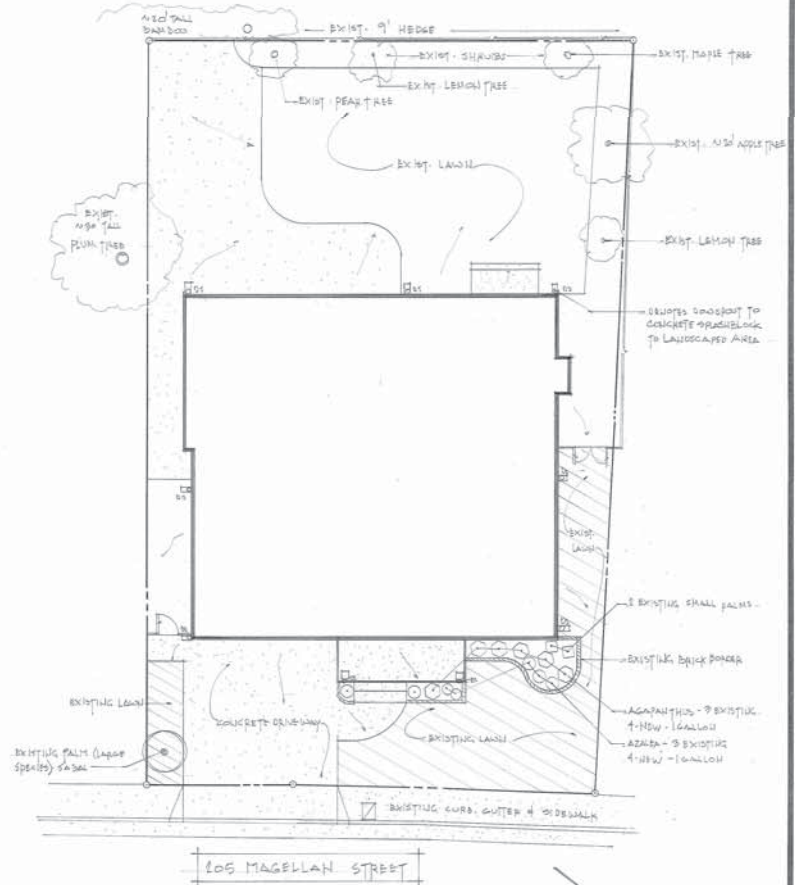
HARWAY ADDITION
 Scott & Minnie Harway 831.588.4575
 205 Magellan Street Capitola, CA 95010

ROBIN ALAGA
 200 Beving Hill Lane Capitola, CA 95026
 P/O Box 087724-4994 Call (831) 429-4999
 robinridd@pcglobal.net

DRAWN: Robin
 CHECKED: [Signature]
 DATE: 14 MAY 18
 SCALE: 1/4" = 1'-0"
 JOB NO.: 17101
 SHEET: 8
 OF 8 SHEETS

IRRIGATION

1. LAWN AREA - ADJUST EXISTING SPRINKLERS AS REQUIRED AFTER ADDITION
2. PLANTERS - EXTEND EXISTING DRIP SYSTEM TO NEW PLANTERS



LOS MAGELLAN STREET

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

REVISIONS	BY

ROBIN ALAGA
 200 Earnings Hill Lane, Covelo, CA 95079
 P/O Fax: (881)724-4994 Call: (881)749-4999
 robin@robinfieldlandscape.com

HARWAY ADDITION
 Scott & Minnie Harway 881-588-4575
 205 Magellan Street, Capitola, CA 95010
 A.P.N. 036 - 192 - 13

DRAWN	Robi
CHECKED	
DATE	24.3.2012
SCALE	1/8" = 1'-0"
JOB NO.	17-01
SHEET	
GP	
SHEETS	



Attachment: Magellan Street Nonconforming Side Setbacks (205 Magellan Street)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JULY 19, 2018
 SUBJECT: **115 San Jose Avenue #18-0243 APN: 035-221-17**

Design Permit, Conditional Use Permit, Coastal Development Permit, and Major Revocable Encroachment Permit for a 500-square-foot parklet within the C-V (Central Village) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption
 Property Owner: Southstar P.M., Inc.
 Representative: Capitola Wine Bar, Filed: 05.30.2018

APPLICANT PROPOSAL

The application is for a design permit, conditional use permit (CUP), coastal development permit (CDP), and major revocable encroachment permit to participate in a parklet pilot program at 115 San Jose Avenue within the Central Village (CV) zoning district. The application is for a parklet that will provide outdoor dining for two eating and drinking establishments, Capitola Wine Bar and Caruso's Tuscan Cuisine. The proposed parklet complies with all the specific criteria for parklets established in the pilot program.

BACKGROUND

On October 28, 2016, the City Council passed a policy for a temporary parklet pilot program.

The Architectural and Site Review Committee reviewed the application on June 27, 2018, and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: noted that the project complies with stormwater by allowing stormwater to flow along the street and not covering any drains.

Building Department Representative, Fred Cullum: informed the applicant that the ramp requires hand rails.

Local Architect, Frank Phanton: suggested the railing be lowered to maximize the view.

Community Development Director, Katie Herlihy: informed the applicant that soft hit type 2 guide posts that are 36 inches in height are required between corner ends of the parklet facing the

street. She also noted that the railing must be a minimum of 42-inches in height due to alcohol being served.

DISCUSSION

The pilot program is limited to eating and drinking establishments located on San Jose Avenue between the Esplanade and Capitola Avenue. The program is in effect from April 15, 2017 until April 15, 2019. A maximum of two parklets may be permitted, with each parklet occupying no more than two parking spaces. The pilot project requires Planning Commission approval of a Design Permit, Conditional Use Permit, Coastal Development Permit, and Major Revocable Encroachment Permit.

The administrative policy for the pilot program includes the following requirements:

1. Parklets must be constructed with non-permanent material and be designed for easy removal. In addition, parklets must include the following design and operational considerations:
2. Parklets must comply with all ADA requirements;
3. Parklets must comply with all stormwater and drainage requirements. Parklets may not impede the flow of drainage;
4. Parklets shall be located at least one parking space or 20-feet away from an intersection or street corner;
5. Parklets may not be located within 2-feet of a driveway;
6. Parklets may not be located in a manner which impedes access to utilities or manholes;
7. Parklets shall provide a minimum 4-foot buffer between parallel parking spaces or a 3-foot buffer between diagonal parking spaces;
8. Soft-hit Type 2 Guide Posts (36-inches tall) and reflective elements shall be installed between corner ends of the parklet facing the street;
9. Wheel stops shall be installed at the end of parking spaces adjacent to parklets which occupy a parallel parking space;
10. Parklets may not be constructed over utility access panels, manhole covers, storm drains, or fire hydrant shut-off valves;
11. Bolting or penetrating the surface of the roadway in any way is not allowed;
12. Exterior edges must be a minimum of 30-inches tall. Can be fixture, planter, bench, etc. If alcohol is served, the edge must be a minimum of 42-inches tall.
13. Landscaping such as hanging plants, potted plants, small bushes, flowers, vines, etc. must be provided within the parklet to the satisfaction of the Planning Commission;
14. Low intensity lighting may be used;
15. Signs and advertising are prohibited;
16. Hours of operation shall be limited from 9:00 am to 9:00pm;
17. Any furnishings which are not secured to the parklet must be removed daily at close of business.

Design Permit

The current application is for a shared parklet for Capitola Wine Bar and Caruso's Tuscan Cuisine located directly in front of two establishments. The shared parklet will span 42 feet in width across the first four parking spaces on the south end of the block. The parklet is a total of 504 square feet.

The proposed design is basic with a platform deck and ornate copper and wood railing. The deck will have trex for the floor boards. The railing around the edge of the deck is 42 inches in height. It is composed of wood posts, wood top and bottom caps, and ½ inch copper ballasts

between the top and bottom caps. The handrail will be stained to match the decking. Planters are proposed at both ends of the parklet.

Parking

The parklet pilot program allows each establishment to utilize two public parking. With two establishments participating in the pilot program, a total of four parking spaces along San Jose Avenue will be utilized for the parklets. This is the maximum allowed within the pilot program.

A parking analysis for the Capitola Village was completed in 2008 which concluded that the Village had a deficit of 176 parking spaces during average summer weekend days. In 2010, the Lower Pacific Cove parking lot was built providing 233 new public parking spaces. This resulted in 57 excess public parking spaces, of which 56 are currently available. The four displaced spaces along San Jose Avenue are accounted for within the 56 surplus spaces.

CEQA

Section 15311 of the CEQA Guidelines exempts construction of minor structures accessory to existing commercial facilities including temporary use items. This project involves a temporary parklet for an existing restaurant in the Central Village (CV) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #18-0243 based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a shared parklet for Capitola Wine Bar and Caruso's Tuscan Cuisine located directly in front of two establishments at 115 San Jose Avenue in the Central Village District within the San Jose Avenue right-of-way. The application is part of a pilot program that runs from April 15, 2017 through April 15, 2019. The parklet will span 42 feet in width across the first four parking spaces on the south end of the block. The parklet is a total of 504 square feet.
2. The proposed design is basic with a platform deck and ornate copper and wood railing. The deck will have trex for the floor boards. The railing around the edge of the deck is 42 inches in height. It is composed of wood posts, wood top and bottom caps, and ½ inch copper ballasts between the top and bottom caps. The handrail will be stained to match the decking. Planters are proposed at both ends of the parklet. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 19, 2018 except as modified through conditions imposed by the Planning Commission during the hearing.
3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
4. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any

significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

6. Prior to issuance of building permit, all Planning fees associated with permit #18-0243 shall be paid in full. The applicant will also be responsible for submitting a \$1,000 security deposit and Building permit fees based on the valuation of the project. The annual parking fee of \$3,220.00 per space (\$12,880) is also due at time of building permit.
7. Prior to issuance of building permit, applicants shall be required to demonstrate proof of insurance in the amount of \$1,000,000.
8. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
9. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
10. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
11. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
12. This permit shall expire on April 15, 2019. The applicant shall remove the parklet within 10 days of permit expiration.
13. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
14. Parklets must comply with all ADA requirements.
15. Parklets must comply with all stormwater and drainage requirements. Parklets may not impede the flow of drainage.
16. Parklets shall be located at least one parking space or 20-feet away from an intersection or street corner.

17. Parklets may not be located within 2-feet of a driveway.
18. Parklets may not be located in a manner which impedes access to utilities or manholes.
19. Parklets shall provide a minimum 4-foot buffer between parallel parking spaces or a 3-foot buffer between diagonal parking spaces.
20. Soft-hit Type 2 Guide Posts (36-inches tall) and reflective elements shall be shown on the building plans and installed between corner ends of the parklet facing the street.
21. Wheel stops shall be installed at the end of parking spaces adjacent to parklets which occupy a parallel parking space.
22. Parklets may not be constructed over utility access panels, manhole covers, storm drains, or fire hydrant shut-off valves.
23. Bolting or penetrating the surface of the roadway in any way is not allowed.
24. Exterior edges must be a minimum of 30-inches tall. Can be fixture, planter, bench, etc. If alcohol is served, the edge must be a minimum of 42-inches tall.
25. Landscaping such as hanging plants, potted plants, small bushes, flowers, vines, etc. must be provided within the parklet to the satisfaction of the Planning Commission.
26. Low intensity lighting may be used.
27. Signs and advertising are prohibited on the parklet.
28. Hours of operation shall be limited from 9:00 am to 9:00 pm.
29. Any furnishings which are not secured to the parklet must be removed daily at close of business.

FINDINGS

- A. **The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed parklet complies with the parklet pilot program established by the City of Capitola. The parklet occupies four public parking spaces along San Jose Avenue for two eating/drinking establishments. The pilot program allows a maximum of two spaces per establishment with a maximum of two establishments that are allowed to participate. The pilot project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan by allowing the City to assess the benefits and impacts of a possible land use prior to establishing the land use within the zoning code.
- B. **The project will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the design of the parklet. The design of the parklet is a trex deck with a wood railing accented with copper rods. The parklet will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15311 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15311 of the CEQA Guidelines exempts construction of minor structures accessory to existing commercial facilities including temporary use items. This project involves a temporary parklet for an existing restaurant in the Central Village (CV) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required.

1. **A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:**
 - a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
 - b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
 - c. A description of the legitimate governmental interest furthered by any access conditioned required;
 - d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.
 - The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090(D) are as follows:

2. **Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D)(2)(a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.**
 - a. Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any

such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project will provide a parklet within four parking spaces on San Jose Avenue. The parklet will provide seating for 29 patrons and enhancing public access to views of the coast. The four displaced spaces along San Jose Avenue are accounted for within the 56 surplus spaces in the Pacific Cove Parking Lots. The project will have no impacts to existing public access and recreational opportunities.
- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
- The proposed project is located along San Jose Avenue. No portion of the project is located along the shoreline or beach.
- c. Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);
- The parklet along San Jose Avenue is proposed in four public parking spaces. The use will change from parking to parklet for the use of

patrons of the two restaurants adjacent to the right of way. There will be no adverse impact on public use of the area as the public may dine within the parklets and enjoy the views of the Monterey Bay. The four displaced spaces along San Jose Avenue are accounted for within the 56 surplus spaces in the Pacific Cove Parking Lots.

- d. Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
 - The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.
- e. Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.
 - The proposed project will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual, or recreational value of public use areas.

3. Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F)(2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

- a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;
- b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;
- c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an accessway on the subject land.
 - The project is not requesting a Public Access Exception, therefore these findings do not apply.

4. Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or

character of public access use must address the following factors, as applicable:

- a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in the Central Village in an area without sensitive habitat.
 - b. Topographic constraints of the development site;
 - The project is located on a flat street.
 - c. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
 - d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;
 - e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
 - f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.
- 5. Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);**
- No legal documents to ensure public access rights are required for the proposed project.
- 6. Project complies with visitor-serving and recreational use policies;**

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a visitor-serving commercial facility designed to enhance public opportunities for coastal views from an eating establishment that is open to the public.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a visitor-serving commercial facility designed to enhance public opportunities for coastal views from an eating establishment that is open to the public.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a visitor-serving commercial facility within the Central Village.

7. Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a parklet pilot program. The parklet will utilize four of the City's 56 surplus parking spaces within the Pacific Cove Parking Lots.

8. Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design permit standards established by the Municipal Code.

9. Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will enhance public views to and along Capitola's shoreline.

10. Demonstrated availability and adequacy of water and sewer services;

- The project has water and sewer services.

11. Provisions of minimum water flow rates and fire response times;

- The project is located within a half mile from the Capitola fire department. Water is available at the location.

12. Project complies with water and energy conservation standards;

- The project is for a parklet. The GHG emissions for the project are projected at less than significant impact. No new water or electric fixtures are proposed.

13. Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

- 14. Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;**
- The project does not involve a condo conversion or mobile homes.
- 15. Project complies with natural resource, habitat, and archaeological protection policies;**
- This project will not negative influence natural resources, habitat, or archaeological resources.
- 16. Project complies with Monarch butterfly habitat protection policies;**
- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.
- 17. Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;**
- Conditions of approval have been included to ensure compliance with applicable erosion control measures.
- 18. Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;**
- Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.
- 19. All other geological, flood and fire hazards are accounted for and mitigated in the project design;**
- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design and reviewed building permit review.
- 20. Project complies with shoreline structure policies;**
- The proposed project is not located along a shoreline.
- 21. The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;**
- The parklet is part of a City pilot program that requires a conditional use permit within the CV zoning district that is only allowed through April 15, 2019.

22. Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures; and

- The project conforms to the requirements of all city ordinances, zoning requirements, and project development review and development procedures.

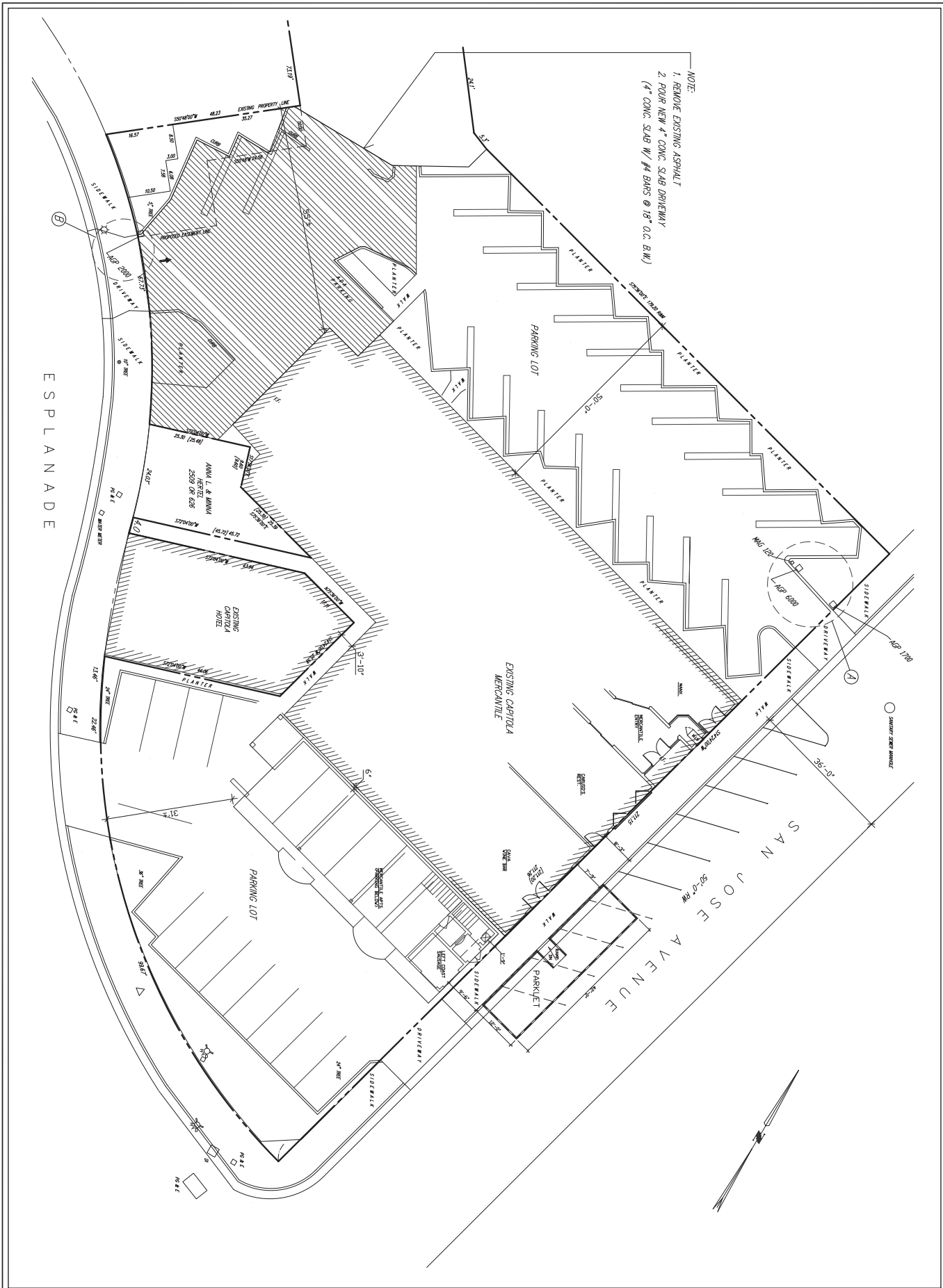
23. Project complies with the Capitola parking permit program as follows:

- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
 - b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
 - c. The village area preferential parking program shall be limited to three hundred fifty permits.
 - d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
 - e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
 - f. Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
 - g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
 - h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
- The project site is located within the Central Village. A Parking Analysis for the Capitola Village Area was completed in 2008 which concluded that the Village had a deficit of 176 parking spaces during average summer weekend days. Pursuant to the approved Coastal Development Permit for the lower Pacific Cove parking lot, the lot supplies an additional 233 spaces to meet the current deficit and provide an additional 57 parking spaces (currently 56). The pilot parklet program is utilizing four of the surplus spaces within the Pacific Cove parking lots. No additional parking is required under the pilot program. If the pilot program were a success, the City would be required to amend the local coastal program to establish review criteria and parking standards for parklets.

ATTACHMENTS:

1. 115 San Jose Parklet Plans
2. I-36 VILLAGE PARKLETS PILOT POLICY
3. Public Comment
4. Examples of parklets with similar materials

Prepared By: Katie Herlihy
Community Development Director



NOTE:
 1. REMOVE EXISTING ASPHALT
 2. POUR NEW 4" CONC. SLAB DRIVEWAY (4" CONC. SLAB W/ #4 BARS @ 18" O.C. B.W.)

ESPLANADE

EXISTING CAPITOLA MERCANTILE

SAN JOSE AVENUE

PARKLET SITE PLAN

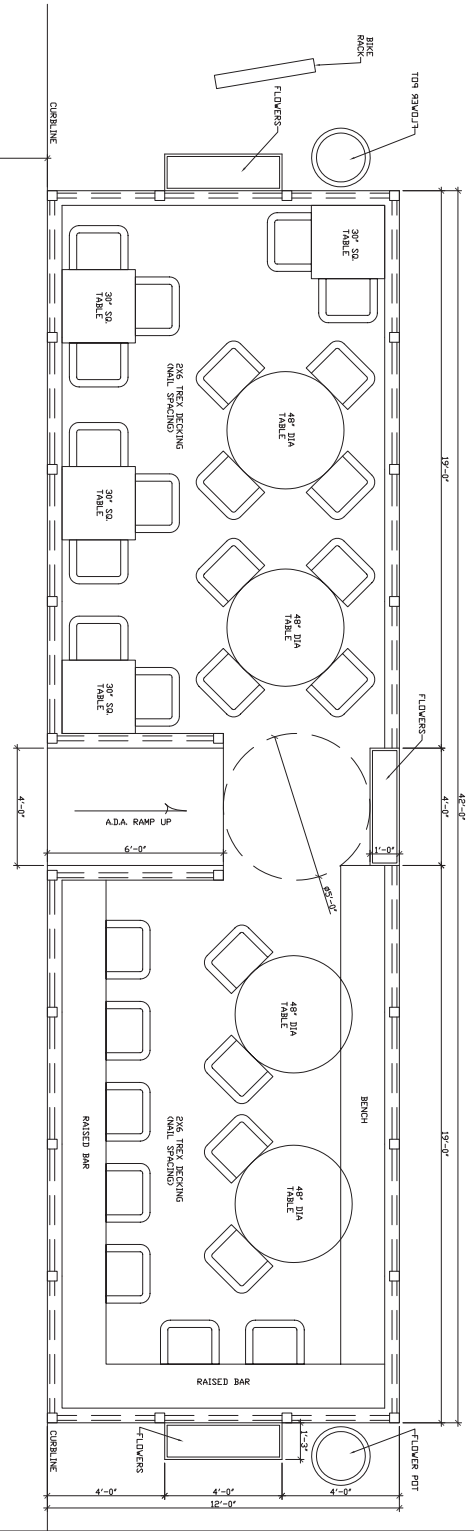
DENNIS NORTON
 HOME DESIGN AND
 PROJECT PLANNING
 4315 CAPITOLA RD. • CAPITOLA, CA. 95010 • 831 476 2616
 FAX: 476 0730

CAPITOLA MERCANTILE
 PARKLET
 100 SAN JOSE AV CAPITOLA, CA
 APN 035-221-27

OWNER:	ESPLANADE
DESIGNER:	DENNIS NORTON
DATE:	06/22/17
DRAWN:	OG
CHECKED:	DRN
JOB NO.:	PARKLET

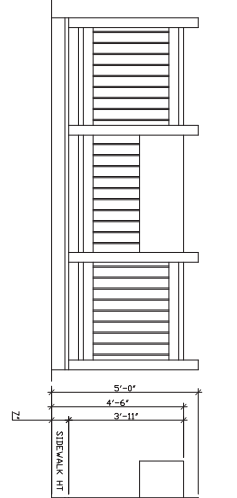
SHEET
 OF 3
 SHEETS

SAN JOSE AVENUE
 PARKLET
 504 SO. FT.

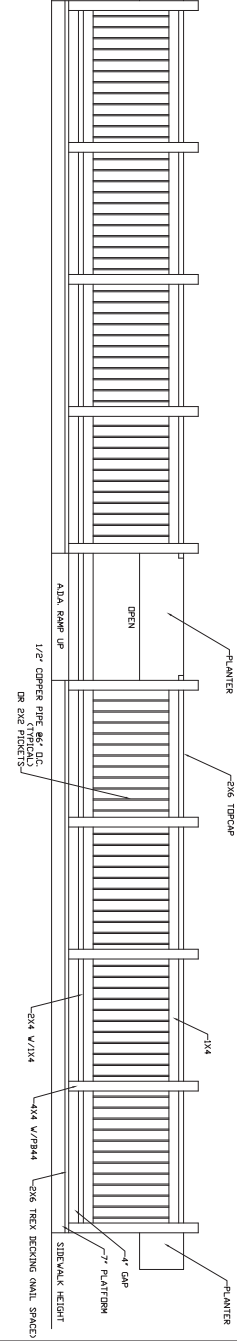


PLAN VIEW
Scale 1/8" = 1'-0"

SIDE ELEVATION
Scale 1/8" = 1'-0"



FRONT ELEVATION
Scale 1/8" = 1'-0"



<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>OWNER CAPITOLA MERCANTILE 100 SAN JOSE AV CAPITOLA, CA APN 035-221-27</p>	<p>DESIGNER DENNIS NORTON HOME DESIGN AND PROJECT PLANNING 4315 CAPITOLA RD. • CAPITOLA, CA 95010 • 831 476 2616 FAX: 476 0730</p>	<p>PROJECT PARKLET ELEVATION & PLAN VIEW</p>	<p>DATE 06/04/18</p>	<p>SCALE 1/2" = 1'-0"</p>	<p>DRAWN OG</p>	<p>SHEET 1</p>
NO.	DATE	DESCRIPTION											



ADMINISTRATIVE POLICY

Number: I-36
 Issued: 10/28/16
 Jurisdiction: City Council

VILLAGE PARKLET PILOT PROGRAM

I. PURPOSE

The purpose of this policy is to establish a two-year Parklet Pilot Program in the Central Village zoning district. The program allows eligible Village eating and drinking establishments to construct, operate, and maintain outdoor dining areas within on-street parking spaces. The program shall take effect on April 15, 2017 and terminate on April 15, 2019. Applicants may apply to participate in the program upon effectiveness of this policy.

II. POLICY

Eating and drinking establishments located on San Jose Avenue (between the Esplanade and Capitola Avenue) may apply for a two-year parklet permit by submitting an application to the Community Development Department. A maximum of two parklets may be permitted, with each parklet occupying no more than two parking spaces. Applicants shall be responsible for all costs associated with designing, permitting, constructing, and maintaining the parklet. Applicants shall be required to demonstrate proof of insurance in the amount of \$1,000,000.

Applications shall be considered by the Planning Commission in conjunction with a Design Permit, Conditional Use Permit, Coastal Development Permit, and Major Revocable Encroachment Permit. Permits shall have a maximum duration of two years and may be revoked upon a finding that the parklet has not operated in compliance with permit conditions and/or municipal code regulations.

Applicants shall be solely responsible for removing the parklet upon permit expiration and shall submit a \$1,000 deposit with the City to guarantee removal. The deposit shall be forfeited if the applicant fails to remove the parklet within 30 days following an order by the City.

Parklet Design and Operational Requirements

Parklets must be constructed with non-permanent material and be designed for easy removal. In addition, parklets must include the following design and operational considerations:

- Parklets must comply with all ADA requirements;
- Parklets must comply with all stormwater and drainage requirements. Parklets may not impede the flow of drainage;
- Parklets shall be located at least one parking space or 20-feet away from an intersection or street corner;

- Parklets may not be located within 2-feet of a driveway;
- Parklets may not be located in a manner which impedes access to utilities or manholes;
- Parklets shall provide a minimum 4-foot buffer between parallel parking spaces or a 3-foot buffer between diagonal parking spaces;
- Soft-hit Type 2 Guide Posts (36-inches tall) and reflective elements shall be installed between corner ends of the parklet facing the street;
- Wheel stops shall be installed at the end of parking spaces adjacent to parklets which occupy a parallel parking space;
- Parklets may not be constructed over utility access panels, manhole covers, storm drains, or fire hydrant shut-off valves;
- Bolting or penetrating the surface of the roadway in any way is not allowed;
- Exterior edges must be a minimum of 30-inches tall. Can be fixture, planter, bench, etc. If alcohol is served, the edge must be a minimum of 42-inches tall.
- Landscaping such as hanging plants, potted plants, small bushes, flowers, vines, etc. must be provided within the parklet to the satisfaction of the Planning Commission;
- Low intensity lighting may be used;
- Signs and advertising are prohibited;
- Hours of operation shall be limited from 9:00 am to 9:00 pm;
- Any furnishings which are not secured to the parklet must be removed daily at close of business.

Program Cost

Application costs, due upon application submittal in the amount of \$4,497.15 or as required by the applicable fee schedule at the time of application. Prior to construction, the applicant will also be responsible for submitting a \$1,000 security deposit and paying Building permit fees based on the valuation of the project. Annual costs, due by April 15 for that calendar year in the amount of \$3,220.00/space.

This policy is approved and authorized by:

Jamie Goldstein, City Manager

Orbach, Matthew (morbach@ci.capitola.ca.us)

From: Fridy, Linda (lfridy@ci.capitola.ca.us)
Sent: Monday, June 25, 2018 8:36 AM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us); Orbach, Matthew (morbach@ci.capitola.ca.us)
Subject: FW: Removing public parking and replacing those spaces to accommodate outdoor dining/drinking in the village

FYI, I think this may be related to the parklet.

From: Janet Cameron [mailto:mjcam59@comcast.net]
Sent: Saturday, June 23, 2018 7:51 PM
To: City Council <citycouncil@ci.capitola.ca.us>
Subject: Removing public parking and replacing those spaces to accommodate outdoor dining/drinking in the village

Dear city council members, this protest may be tardy, however, as a property owner in the village, and as a de facto representative of the owners of several of the Lawn Way owns, here are our concerns:

Dear coastal commission representatives:

As long time property owners on Lawn Way in Capitola Village, we feel threatened by the proposal to take away already scarce public parking in the village. As you may not be aware, only public street parking is available to the historical homes located on Lawn Way, as well as for the properties known as the "Six Sisters" on the Esplanade. Several years ago, the areas in front of the above mentioned homes were deeded to the city for a "park". In exchange, the property owners were to receive the right to street parking. At first it was free, now it is subject to parking permit fees and excludes the parking spaces facing the beach on the Esplanade.

Our home is located across the street from the proposed dedication of parking spaces for outside dining. We strongly urge you to "veto" this proposal. Not only will it remove valuable public parking areas, but it will increase emission pollution from cars circling the area while in search of a parking spots. That problem is bad now, but this proposal would definitely make a bad situation worse. Taking away these parking spaces, would also take away parking currently available to the customers of other businesses in the Village.

Additionally, given the many recent events regarding vehicles hitting moving pedestrians, what would happen to diners, sitting at tables in the street? The owner of the Capitola Merchantile (which houses the two businesses involved in the petition) owns a commercial parking lot that adjoins the structure. If he feels it important to have outside dining, the property owner should dedicate safer parking spaces in his lot, not on the public street!

My wife and I are in our eighties, and taking away nearby parking spaces will make our lives much more difficult. We urge,.... and implore you, to vote against this proposal.

***Mark and Janet Cameron
 120 Lawn Way, Capitola Village***

Attachment: Public Comment (115 San Jose Avenue)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Fridy, Linda (lfridy@ci.capitola.ca.us)
Sent: Monday, June 25, 2018 2:04 PM
To: Orbach, Matthew (morbach@ci.capitola.ca.us); Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: FW: "Parklet" Proposal from City of Capitola for San Jose Avenue, Capitola Village!

FYI, to Council.

From: Molly Ording [mailto:mollyording@yahoo.com]
Sent: Monday, June 25, 2018 2:01 PM
To: susan.craig@coastal.ca.gov
Cc: City Council <citycouncil@ci.capitola.ca.us>
Subject: "Parklet" Proposal from City of Capitola for San Jose Avenue, Capitola Village!

Dear Susan!

I am writing as a long-time Capitola Village resident, a concerned and involved participant in our community and as the current Chairperson of the City of Capitola Parking and Traffic Commission.

I must preface my comments by explaining that I am just back from a long absence and therefore have been "out of the loop, community wise" so I hope my following comments are appropriate and relevant to the issue of "parklets" in our village, i.e. the City's "Village Parklet Application" Administrative Policy I-33.

As a village resident who has been **intimately involved** in the many overwhelming challenges over the years to both residents, visitors and business owners with the very limited parking options in our central village, I cannot express my opposition strongly enough to the City's appeal to the Coastal Commission to possibly grant the San Jose Avenue business owner the right to lease PUBLIC street parking places in front of their restaurant & bar for the construction and future use as a "parklet" for their customers! This seems to me to be the worst example of a public entity taking public property and leasing it to a private party for profit! Entirely inappropriate and, in this case, *especially so*, as parking spaces...each & every one...are so very precious in our village! Residents are denied parking in front of their homes or along their streets by city and Coastal Commission codes and edicts. I personally know of countless residents who have requested "permit parking" or some other parking mechanism to enable them or their guests to park at or near the front of their homes. They are consistently denied, for a variety of reasons, of which I am aware. How then, I ask, can a commercial business "lease" public parking spaces for the exclusive use of their bar customers? How can the city "lease" public property and, in this case, public spaces that are the most sought after pieces of real estate in our whole community? And, what would deter a property owner in the future, say, from requesting to lease spaces in front of their own homes for a "parklet" for their own personal use? This opens up a whole can of worms with the proper and fair and legal use of public parking spaces...VERY unwise! Especially in a small village area like Capitola where parking is such an on-going challenge and each space is so very needed and sought after!

This whole policy appears to me to set a VERY unwise and unfair precedent. I know there is some urgency, apparently, in the City's and the business owner's request, but I, as a resident and someone who is very familiar with all the parking challenges in Capitola, STRONGLY urge you to deny the City's request and have them re-open a public process to review this entire issue.

I very much appreciate your prompt attention and consideration. As a Central Coast resident, I have always supported the mission of the California Coastal Commission and feel, **now...more than ever**, it is up to **YOU** and to all of us to ferociously protect the *public's access to and the availability of* our precious coastal spaces and places.

Thank you, Susan for your work and that of the California Coastal Commission. I count on you for your wise and thoughtful decision on this issue!

Most sincerely,

MOLLY I. ORDING
218 Monterey Avenue
Capitola, California 95010
831/334-5559

1



Attachment: Examples of parklets with similar materials (115 San Jose Avenue)



Attachment: Examples of parklets with similar materials (115 San Jose Avenue)

2



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JULY 19, 2018
 SUBJECT: **210 Central Ave #18-0001 APN: 036-122-19**

Design Permit, Conditional Use Permit, Major Revocable Encroachment Permit, and Variance request to the eighty percent permissible structural alteration limit for nonconforming structures for an addition to an historic single-family residence located at 210 Central Avenue within the R-1 (Single-Family) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City. Environmental Determination: Categorical Exemption
 Property Owner: Paul & Brigitte Estey
 Representative: Paul & Brigitte Estey, Owners. Filed: 01-02-2018

APPLICANT PROPOSAL

The application includes a design permit, variance, major revocable encroachment permit, and conditional use permit for an addition to a historic single-family residence located at 210 Central Avenue. The project is located in the R-1 (Single-Family) Zoning District. The proposal includes preservation of the original historic cottage, demolition of the non-historic additions, and introduction of a new front porch and rear two-story addition. Modifications to a historic resource require approval of a design permit and conditional use permit by the Planning Commission. The applicant is seeking a variance request to the eighty percent permissible structural alteration limit for nonconforming structures.

BACKGROUND

On March 9, 2017, the applicant submitted an application for a historic review of an existing historic structure at 210 Central Avenue. The project was reviewed by architectural historian, Leslie Dill. The applicant worked with Ms. Dill on several revisions to the original submittal. On December 8, 2017, Leslie Dill determined that the project is in conformance with the Secretary of the Interior's Rehabilitation Standards for the proposed alterations.

Architecture and Site Review Committee

On January 24, 2018, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: The improvements in the front yard (wall, patio, fence) locations are unclear. Update the site plan and landscape plan to match.

Building Official, Fred Cullum: Fire sprinklers will be required for the project. The Building Official verified the front porch would have three steps which does not require hand rails.

Local Architect, Frank Phanton: Asked the applicant to update plans to show the placement of homes/windows on adjacent lots so that any potential privacy concerns related to second story window placement, such as the second story master bedroom window, can be addressed. The flat roof sections above the stairs to the second story were noted as an interesting design element. The elevation is well-articulated.

Following the meeting, Frank Phanton submitted a letter with additional concerns regarding the new addition. (Attachment 3)

City Planner, Matt Orbach: Noted that the front porch could not be extended within the front yard without a variance.

Local Historian, Carolyn Swift: Ms. Swift complimented the thorough historic review done by Leslie Dill. Her one concern was the massing of the two-story addition overwhelms the historic house.

Following the Architectural and Site Review hearing, the applicant submitted revised plans which addressed the technical concerns of the committee. The front patio was modified to remain in its current location in the front yard, no longer expanding into the right-of-way. The applicant did not make modifications to the massing of the addition. In response to the concerns raised by the local architect and local historian, staff requested a streetscape and a three-dimensional rendering of the home and addition.

ZONING SUMMARY

The following table outlines the zoning code requirements for development in the R-1 Zoning District. The new addition to the historic single-family residence complies with all development standards of the R-1 Single Family Residential zone.

R-1 (Single Family Residential) Zoning District

Development Standards			
Existing Building Height	R-1 Regulation	Existing	Proposed
18 ft. 6 in.	25 ft.	17 ft. 5 in.	25 ft.
Floor Area Ratio (FAR)			
Lot Size		3,995 sq. ft.	3,995 sq. ft.
Maximum Floor Area Ratio		54% (Max 2,157 sq. ft.)	54% (Max 2,157 sq. ft.)
First Story Floor Area		1,399 sq. ft.	1,360 sq. ft.
Second Story Floor Area		n/a	806 sq. ft.
TOTAL FAR		1,399 sq. ft.	2,156 sq. ft.
Yards			
	R-1 Regulation	Existing	Proposed
Front Yard 1st Story	15 ft.	14 ft. 8 in. Existing Nonconforming	14 ft. 8 in. Existing Nonconforming
Front Yard 2nd Story & Garage	20 ft.	33 ft. garage	35 ft. 7 in. 2 nd Story 44 ft. 7 in. garage

Side Yard 1st Story	10% lot width	Lot width 40 ft. 4 ft. min.	3 ft. north side 2 ft. 8 in. south side Existing Nonconforming	4 ft. north side 2 ft. 8 in. south side Existing Nonconforming
Side Yard 2nd Story	15% of width	Lot width 40 ft. 6 ft. min	n/a	6 ft. north side 6 ft. 3 in. south side
Rear Yard 1st Story	20% of lot depth	Lot depth 100 ft. 20 ft. min.	26 ft.	33 ft.
Rear Yard 2nd Story	20% of lot depth	Lot depth 100 ft. 20 ft. min	n/a	32 ft.
Encroachments (list all)			Front and side yard of existing historic structure and patio in front yard.	
Parking				
	Required		Existing	Proposed
Residential (from 2,001 up to 2,600 sq. ft.)	3 spaces total 1 covered 2 uncovered		3 spaces total 1 covered 2 uncovered	3 spaces total 1 covered 2 uncovered
Garage and Accessory Bldg.	Complies with Standards?			
Garage			Encroaches into side yard setback	New Garage Complies
Accessory Building			Multiple, non-complying	n/a
Underground Utilities: required with 25% increase in area				Yes

DISCUSSION

The structure at 210 Central Avenue is located within the Depot Hill neighborhood. The home is listed on the 1986 Architectural Survey, the 2005 City of Capitola Historic Structures List, and the 2004 Depot Hill Historic District Feasibility Study. The City of Capitola Historic Context Statement explains that the original subdivision of the Depot Hill area was under the control of the Hihn Company from 1884 to 1919. The home is one of the original structures built in the 1890s during the settlement period of the neighborhood. This area of Depot Hill consists primarily of single-family, one and two-story, wood-frame homes.

As noted in the historic report, the character defining features of the historic home include its simple square footprint; raised one-story massing with high wall plates; pyramidal hipped roof; boxed eaves with shaped trim; flat-board fascia; vertical board siding with its unusual double battens and matching double corner boards; generally symmetrical, individual placement design of the windows; and original window trim. The report also noted that many of the materials of the cottage are not original, including the decorative spindle work along the front fascia and windows, the front door and door trim, the front porch, and the rear additions. Although the existing front porch is not original, the Sanborn maps indicate that there historically was a front porch in the same location.

Design Permit and Conditional Use Permit

Modifications to a historic resource require approval of a Design Permit and Conditional Use Permit by the Planning Commission. As mentioned in the background of the report, architectural historian Leslie Dill reviewed the project and found that the proposed project meets

the *Secretary of the Interior's Standards for Rehabilitation*. Ms. Dill noted that the project restores much of the historic character while reversing many previous incompatible alterations. She recommended the following two project notes be added to the cover sheet (1) refer to the property as a potential Historic Resource, requiring review of all design revisions, and (2) the project should include notes that the existing historic elements are to be protected during construction (Condition of Approval #4).

There are contrasting opinions regarding the project between Ms. Dill and two of the Architectural and Site committee members. Compatibility and massing are assessed within the Standard #9 of the Secretary of Interior standards which states the new addition "shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." Ms. Dill provided the following analysis of standard #9:

"The proposed rear addition is differentiated in form, size, and location by extending to the rear from the compact main house; by being a two-story addition adjacent to the tall one-story original massing, and by the connection being narrower than the original house corners, preserving the original house dimensions and form. The elongated hipped roof form of the proposed addition is compatible with the main pyramidal gabled roof form. The wall segments, intermediate rooflines, and other new features that make up the addition create a composition that is proportionate with the historic house. The addition, although large, presents a visually subordinate overall feeling."

In contrast, local historian Carolyn Swift and local Architect Frank Phanton raised concerns with the massing of the addition. Ms. Swift was concerned with the massing of the two-story addition overwhelming the historic home. Architect Frank Phanton wrote a letter explaining he does not agree with the approach of removing the front porch and decorative spindle work. He thought the new front porch should be more accurately portrayed to what was likely there. He also does not support the variance to go beyond the 80% valuation, which consequently would allow a greater addition that would be permitted without the variance. His third concern was the trend of large additions behind small historic homes and the impacts of this trend on neighbors' privacy.

Following the architectural and site review committee meeting, staff requested a streetscape and three-dimensional rendering to assist in the assessment of massing (Attachment 2). The three-dimensional model shows the new addition sited behind the historic home clearly delineating old from new. The roof peak of the historic home is 17 feet five inches above existing grade. The new addition is proposed to the maximum height of 25 feet, extending seven feet seven inches above the peak of the historic home.

Non-conforming

The existing historic home is nonconforming due to the structure being within the required 15 foot front yard setback and the four foot side yard setback. The home is 14 feet eight inches from the front property line and two feet eight inches from the south side property line. The project §17.72.070 for permissible structural alterations. Pursuant to §17.72.070, if the cost of the total work of the improvements involved exceeds eighty percent of the present fair market value of the structure, then the proposed structural alterations may not be made. For the proposed project, the structural changes are 128% of the value of the existing structure, therefore the applicant is requesting a variance for the eighty percent permissible structural alteration limit for nonconforming structures.

Variance

Pursuant to §17.66.090, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

- A. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
- B. That the grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.

The special circumstance applicable to the subject property is that the existing cottage is historic. The historic resource is protected within the municipal code and under CEQA. To bring the historic cottage into compliance with the setback regulations would require the historic home to be moved. To do so would reorient the cottage on the site and would be contrary to the Secretary of Interior Standards for rehabilitation. The applicant is requesting a variance to preserve the existing home in the historic location while adding a new addition that complies with all development standards of the code.

A finding can be made that the variance would not constitute a grant of special privilege inconsistent with other properties in the area. Historic preservation is a priority within the City of Capitola. Goal LU-2 of the Capitola General Plan states “*Preserve historic and cultural resources in Capitola.*” The General Plan includes the following policy statements in support of the variance for the historic cottage and applications of the Secretary of Interior’s Standards:
GP-Policy LU-2.1: Historic Structures. *Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures in Capitola.*
GP-Policy LU 2.2: Modification Standards. *Use the U.S Secretary of the Interior’s Standards for the Treatment of Historic Properties as a guide for exterior modification to identified historic resources.*

Similar variances for the eighty percent permissible structural alteration limit for nonconforming structures have been granted for additions to historic structures in the immediate vicinity at 109 Central Avenue, 124 Central Avenue, and 203 Central Avenue.

Major Revocable Encroachment Permit

Chapter 12.56 of the Capitola Municipal Code outlines the regulations for privately installed improvements on public property or easements. The code defines private improvement areas as, “that portion of any public street right-of-way in the City which is neither street system area nor shoulder parking area” (§12.56.050).

The City may issue permits to allow certain improvements to be installed and maintained by the private property owners within the private improvements area (§12.56.060). Minor Permits may be issued by the Public Works Director for mailboxes, standard fences, walkways, driveways, and certain types of landscaping. Major Permits, for improvements beyond those listed under the discretion of the Public Works Director, require approval by the Planning Commission. Public works has determined that the removal and replacement of the two foot retaining wall, steps, and fence require a Major Revocable Encroachment Permit.

The Planning Commission must evaluate the following considerations when deciding whether to issue a major permit:

1. The expense and difficulty that will be entailed in removing the improvement in the event of street widening;

Staff analysis: Within the revocable/hold harmless agreement, the owner must agree that the removal of the fence, when so ordered by the City, shall be at the permittee's expense and not the expense of the City.

2. Whether the proposed improvements are in conformity with the size, scale, and aesthetics of the surrounding neighborhood;
Staff analysis: The proposed retaining wall and fence are of exceptional quality and will fit well with the aesthetics of the community. The fence heights comply with the front-yard height maximum of 42-inches.
3. Preservation of views;
Staff analysis: Public views would not be impacted by the proposed 42-inch fences or retaining wall.
4. Whether granting the permit would tend to result in the granting of a special privilege, in the sense that granting this permit would tend to preclude granting similar permits to neighboring property. If the benefit to the applicant and community is determined to exceed the detriment to the community, the permit shall be approved. The planning commission may, by providing reasonable notice to neighboring property owners, develop standards or criteria applicable to the entire block within which the property is located.
Staff analysis: Staff has not identified any potential detriments to the City or community that the proposed fences and retaining wall would create. On-street parking will not be affected by the proposed fences.

CEQA

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. The Planning Commission has made findings that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

RECOMMENDATION

Staff recommends the Planning Commission review the application, consider the input provided by the Architectural and Site Review Committee and the Architectural Historian and either **continue** the application with a request for specific modifications to the design or **approve** project application #18-001 based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval consists of rehabilitation of 454 square feet of an existing historic single-family home, demolition of 945 square feet of non-historic portions of the existing historic single-family home, and construction of a 1,702 square-foot two-story addition at 210 Central Avenue. The maximum Floor Area Ratio for the 3,995 square foot property is 54% (2,157 square feet). The total FAR of the project is 54% with a total of 2,156 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 19, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of building plan submittal, the plans shall include a language on the cover sheet (1) referring to the property as a potential Historic Resource, requiring review of all design revisions, and (2) that the project should include notes that the existing historic elements are to be protected during construction.
5. At time of submittal for a building permit review, the applicant shall apply for a revocable encroachment permit for all improvements allowed by the Planning Commission within the unutilized street right-of-way.
6. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
7. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
8. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions of the historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
9. Prior to issuance of building permit, all Planning fees associated with permit #18-0001 shall be paid in full.
10. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements

all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The integrity of the historic resource will be maintained with the historic resource contributing to a potential historic district with the proposed design. A variance has been granted to preserve the location of the historic structure and allow a new addition.

B. The application will maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The home is located on Depot Hill and may be a contributing structure within a future historic district. The design does not compromise the integrity of the historic resource or eligibility within a future Depot Hill historic district.

C. This project is categorically exempt under Section 15331 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. The project is consistent with the Secretary of the Interior's Standards and therefore qualifies for the CEQA exemption.

COASTAL FINDINGS

D. Findings Required.

1. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
- b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
- c. A description of the legitimate governmental interest furthered by any access conditioned required;
- d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090(D) are as follows:

2. Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D)(2)(a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by

substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, “cumulative effect” means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

- a. Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project’s effects upon existing public access and recreation opportunities. Analysis of the project’s cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project’s cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;
 - The proposed project is located at 210 Central Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
 - The proposed project is located along Central Avenue. No portion of the project is located along the shoreline or beach.

- c. **Historic Public Use.** Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);
- There is not a history of public use on the subject lot.
- d. **Physical Obstructions.** Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
- The proposed project is located on private property on Central Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.
- e. **Other Adverse Impacts on Access and Recreation.** Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.
- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual, or recreational value of public use areas.
- 3. Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F)(2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:**
- a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;
 - b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

- c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an accessway on the subject land.
 - The project is not requesting a Public Access Exception, therefore these findings do not apply.

4. Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

- a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
- b. Topographic constraints of the development site;
 - The project is located on a flat lot.
- c. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
- d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;
- e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
- f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

5. Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project.

6. Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single-family home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single-family home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single-family home on a residential lot of record.

7. Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single-family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

8. Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

9. Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

10. Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

11. Provisions of minimum water flow rates and fire response times;

- The project is located within close proximity of the Capitola fire department. Water is available at the location.

12. Project complies with water and energy conservation standards;

- The project is for a single-family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures

must comply with the low-flow standards of the Soquel Creek Water District.

13. Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

14. Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

15. Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

16. Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

17. Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

18. Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

19. All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

20. Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

21. The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is an allowed use consistent with the Single-Family zoning district.

22. Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures; and

- The project conforms to the requirements of all city ordinances, zoning requirements, and project development review and development procedures.

23. Project complies with the Capitola parking permit program as follows:

- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
 - b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
 - c. The village area preferential parking program shall be limited to three hundred fifty permits.
 - d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
 - e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
 - f. Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
 - g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
 - h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
- The project site is located within the area of the Capitola parking permit program.

ATTACHMENTS:

1. 210 Central Avenue Plans
2. 210 Central Avenue 3-D Image
3. 210 Central Avenue Streetscape.pdf
4. Attachment 2 - Central Avenue - 210 - #18-001 - SISR Historic Review
5. 210 Central Nonconforming Evaluation

Prepared By: Katie Herlihy
Community Development Director

ABBREVIATIONS

1	APPROXIMATE	FOR	FROM
2	ARCHITECT/ENGINEER	TO	TO
3	AS NOTED	BY	BY
4	AS SHOWN	BY	BY
5	AS NOTED	BY	BY
6	AS NOTED	BY	BY
7	AS NOTED	BY	BY
8	AS NOTED	BY	BY
9	AS NOTED	BY	BY
10	AS NOTED	BY	BY
11	AS NOTED	BY	BY
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GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL CONFORM TO ALL LOCAL AND STATE CODES INCLUDING 2019 CALIFORNIA BUILDING ELECTRICAL MECHANICAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. SEE BID INSTRUCTIONS FOR FORMS OF THE CONSTRUCTION CONTRACT.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
4. ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY AND THAT IS CALLED OUT HEREIN TO OR ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS NOTED TO THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
7. DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
8. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
9. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH FALL WITHIN THE SCOPE OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
10. THE CONTRACTOR OR SUBCONTRACTORS SHALL ACQUIRE AND PAY FOR ALL NECESSARY MATERIALS AND SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
11. ELECTRICAL PLUMBING AND HVAC ENGINEERING SHALL BE DESIGNED AND SUBMITTED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
13. ALL MATERIALS AND RELATED CONSTRUCTION ITEMS AND SPECIFICATIONS ARE SUBJECT TO CHANGE AND REMAIN THE PROPERTY OF BEAUSOLEIL ARCHITECTS. ANY MATERIALS AND RELATED CONSTRUCTION ITEMS AND SPECIFICATIONS ARE SUBJECT TO CHANGE AND REMAIN THE PROPERTY OF BEAUSOLEIL ARCHITECTS.
14. MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY RESISTOR FOR SUBSTITUTION OF MATERIALS SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
15. GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
16. ALL HORIZONTAL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE UNLESS OTHERWISE NOTED. ALL VERTICAL DIMENSIONS ARE FROM FINISH FLOOR LEVELS OR TOP OF FLOOR SLAB UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FINISH FLOOR LEVELS OR TOP OF FLOOR SLAB UNLESS OTHERWISE NOTED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
18. ALL GREEN CONFORMANCE SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

DRAWING INDEX

ARCHITECTURE

A0 COVER SHEET

A1.1 SITE PLAN WITH NEIGHBORS & WINDOWS

A2.1 DEMOLITION PLAN

A2.2 FLOOR PLANS

A3.1 ELEVATIONS

A3.2 ELEVATIONS

A4.1 SECTION

D1 DETAILS

SURVEY

SUR 1 BOUNDARY SURVEY

SUR 2 TOPOGRAPHIC SURVEY

LANDSCAPE

L 1 DRAINAGE AND STORMWATER PLAN

L 2 LANDSCAPE AND IRRIGATION PLAN

PROJECT TEAM

OWNER: ESTEY RESIDENCE

ARCHITECT: BEAUSOLEIL ARCHITECTS

LANDSCAPE ARCHITECT: MATTIOLI ARCHITECTS

ENGINEER: [REDACTED]

PLUMBER: [REDACTED]

ELECTRICAL: [REDACTED]

HVAC: [REDACTED]

PROJECT DATA

BUILDING CODE: 2019 CALIFORNIA BUILDING CODE, RESIDENTIAL CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, ENERGY CODE AND GREEN BUILDING CODE

OCCUPANCY GROUP: R-3, SINGLE-FAMILY RESIDENCE

BUILDING TYPE: SINGLE-FAMILY RESIDENCE

ZONING: R-1

ASSESSORS PARCEL NO.: 09191214

LOT AREA: 281 SF

MAXIMUM FLOOR AREA: 1594

EXISTING FLOOR AREA: 1594

PROPOSED FLOOR AREA: 1594

FIRST FLOOR AREA: 1594

TOTAL FLOOR AREA: 1594

TOTAL VOLUME: 2,100 SF

PROJECT DESCRIPTION: PROJECT CONSISTS OF MAJOR RENOVEL TO EXISTING SINGLE STORY HOME AND ADDITION OF NEW SECOND FLOOR.

COVER SHEET

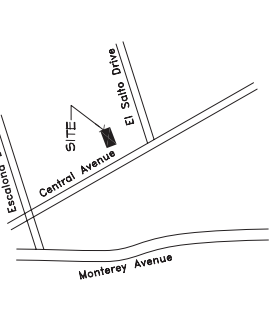
Scale: AS NOTED

Project No.: 1710

Drawn By: CR/BE

Sheet Title: A0

LOCATION MAP



SYMBOLS

DETAIL

5 - DRAWING NUMBER

4 - SHEET NUMBER

SECTION / ELEVATION

4 - DRAWING NUMBER

5 - SHEET NUMBER

REVISION

1 - REVISION NUMBER

2 - DATE OF REVISION

3 - BLOCK

AREA IDENTIFICATION

LOBBY

ROOM NAME

ROOM NUMBER

WORK POINTS

HATCH LINE - SHAGGED PORTION IS THE SIZE CONSIDERED

WORK POINT CONTROL POINT: DATUM POINT OR FINISHED FLOOR

ALIGN ADJACENT SURFACES



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PERMITS DESIGN 10.24.17
ALTERNATE DESIGN 10.24.17
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HISTORICAL REVIEW 11.15.17
ARCH & SITE REVIEW 12.14.18
PLAN, COMM. REV. 4.27.19
(REVISED 7-4-19)

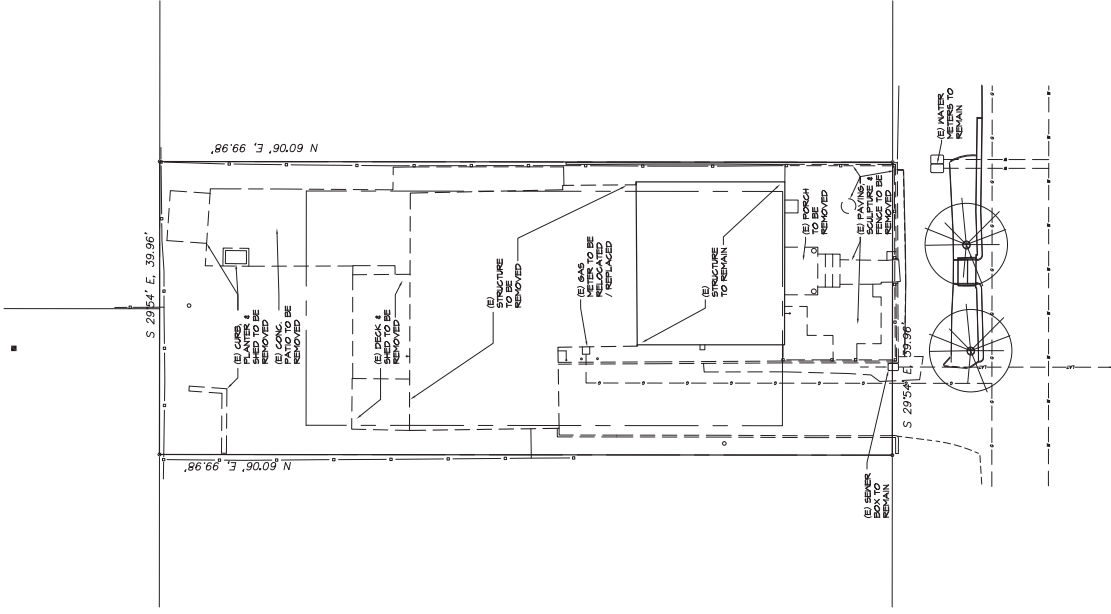
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These Documents are a contract for use by a qualified, experienced, licensed professional. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the General Contractor, his subcontractors, and vendors.

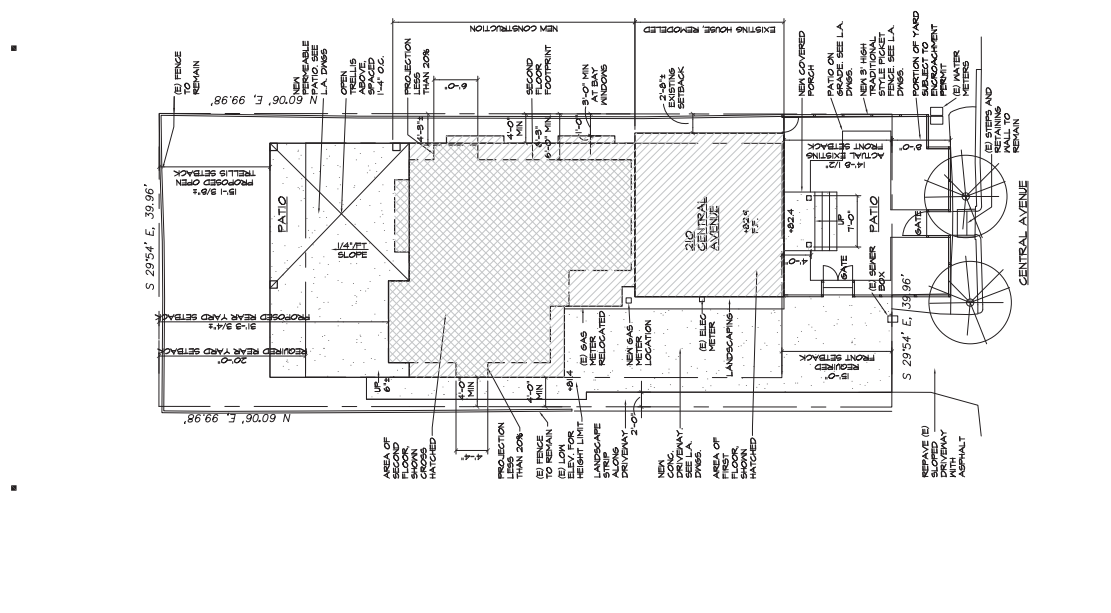
Sheet Title
SITE PLANS

Scale 1/8"=1'-0"
Project No. 1710
Drawn By CB/BE

A1



2 Proposed Site Plan
1/8" = 1'-0"



1 Existing Site and Site Demolition Plan
1/8" = 1'-0"



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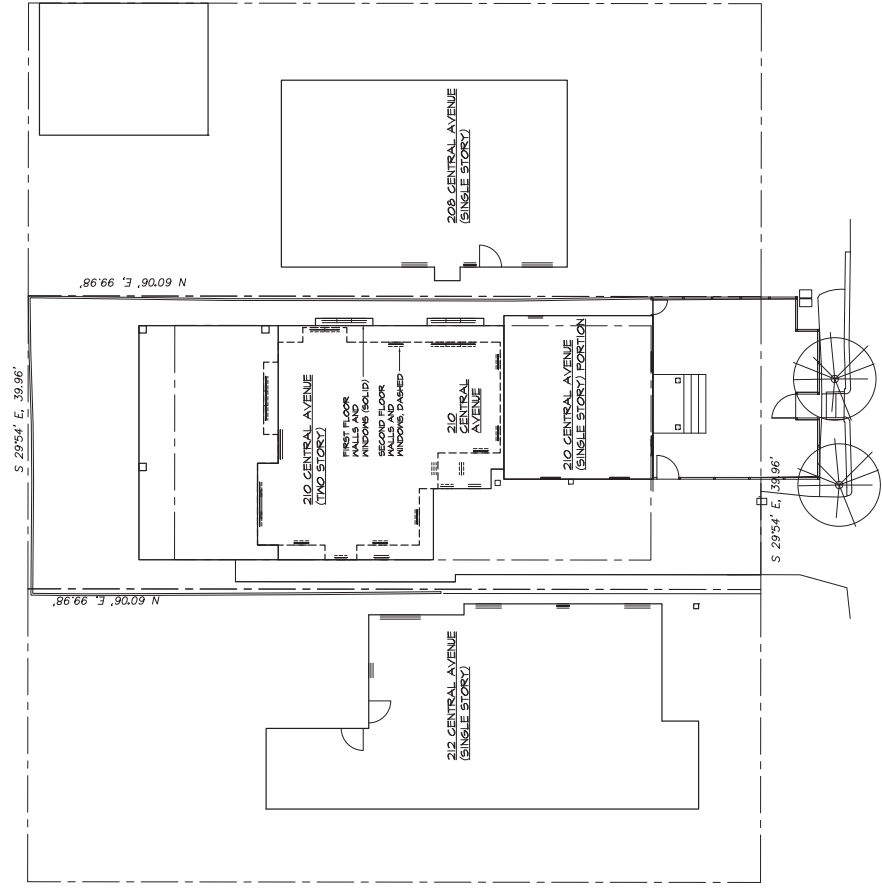
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Sheet Title
 SITE PLAN
 WITH NEIGHBORS
 AND WINDOWS
 Scale 1/8"=1'-0"
 Project No. 1710
 Drawn By CB/BE

A1



1 Site Plan with Neighbors and Windows
 1/8" = 1'-0"

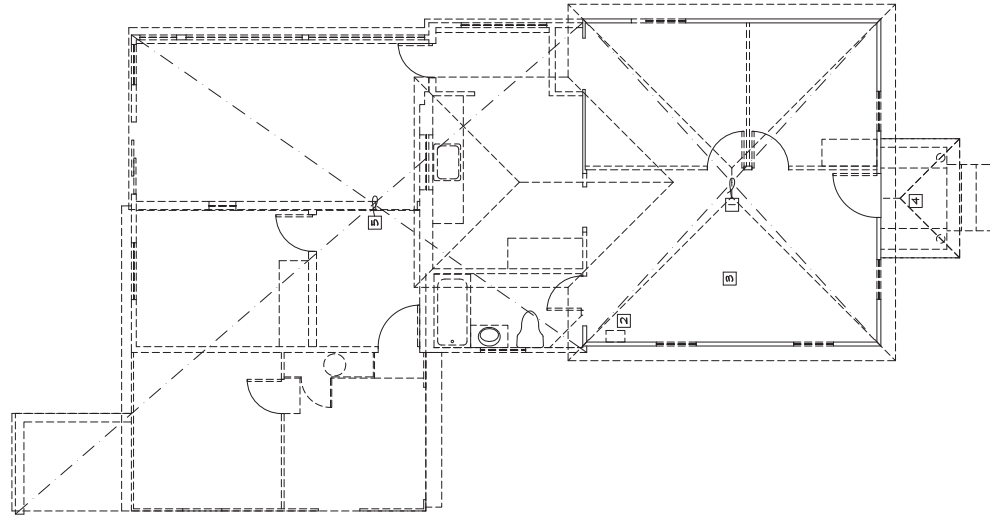
LEGEND AND NOTES

- — — — — EXISTING CONSTRUCTION TO REMAIN
- — — — — EXISTING CONSTRUCTION TO BE REMOVED
- — — — — ELEMENT ABOVE
- KEY NOTE REFERENCE

ALL EXISTING WINDOWS AND EXTERIOR DOORS ARE SINGLE GLAZED WOOD.

KEY NOTES:

- 1 EXISTING EXTERIOR WALLS AND ROOF FRAMING TO REMAIN OR BE RECONSTRUCTED IN PLACE TO BE CEMENTALLY SUPPORTED UP FOR CONSTRUCTION OF NEW FOUNDATIONS. EXCAVATE AS REQUIRED FOR NEW FOOTINGS AND FOUNDATIONS.
- 2 REMOVE (B) SPACE HEATER.
- 3 REMOVE (B) DROPPED CEILING IN THIS ROOM.
- 4 REMOVE (B) PORCH, CONCRETE STWOP AND STAIRS.
- 5 REMOVE ENTIRE STRUCTURE DOWN TO GRADE LEVEL. EXCAVATE AS NECESSARY FOR NEW FOOTINGS AND GRAVSPACE.



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Sheet Title
DEMOLITION PLAN

Scale 1/4"=1'-0"
 Project No. 1710
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A2.1



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Sheet Title
FIRST FLOOR
PLAN

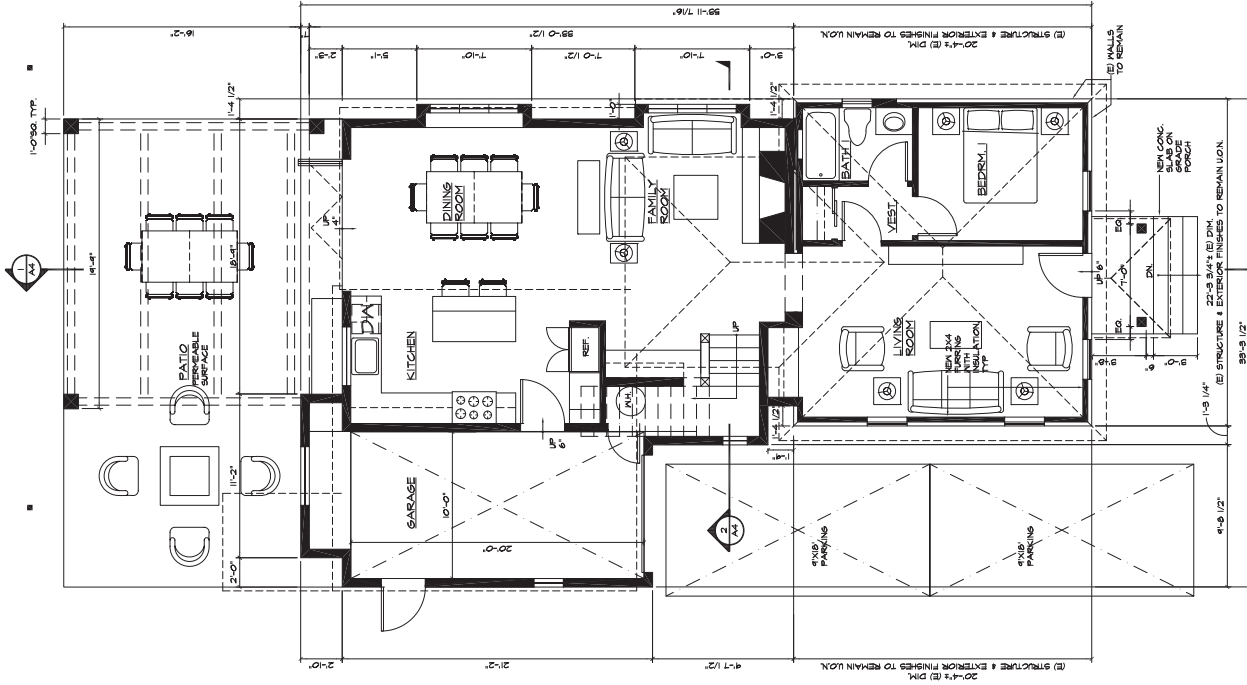
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Project No. 1707
Drawn By CB/BE

A2.2

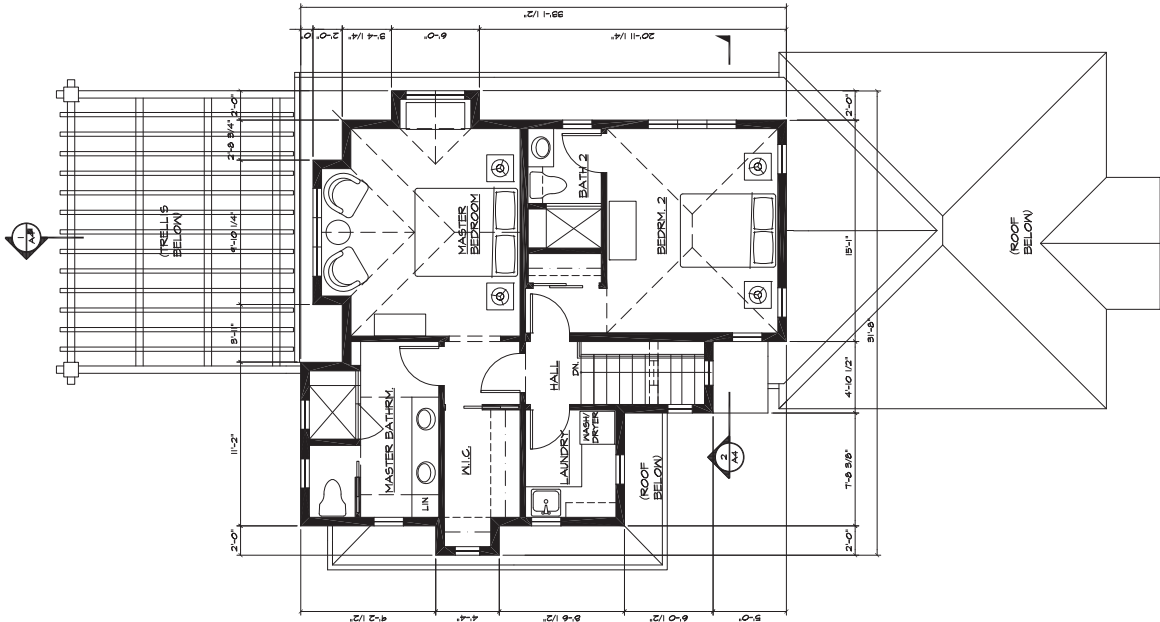
LEGEND AND NOTES

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION WALLS ARE 2X4 EXTERIOR 2X4 STUDS INTERIOR TYPICAL UOI
- NEW CONSTRUCTION FHE FIRE RATED ELEMENT ABOVE
- CABINET ABOVE OR ELEMENT BELOW
- WOOD SHELF AND ROD

FLOOR PLAN NOTES



1 First Floor Plan



2 Second Floor Plan



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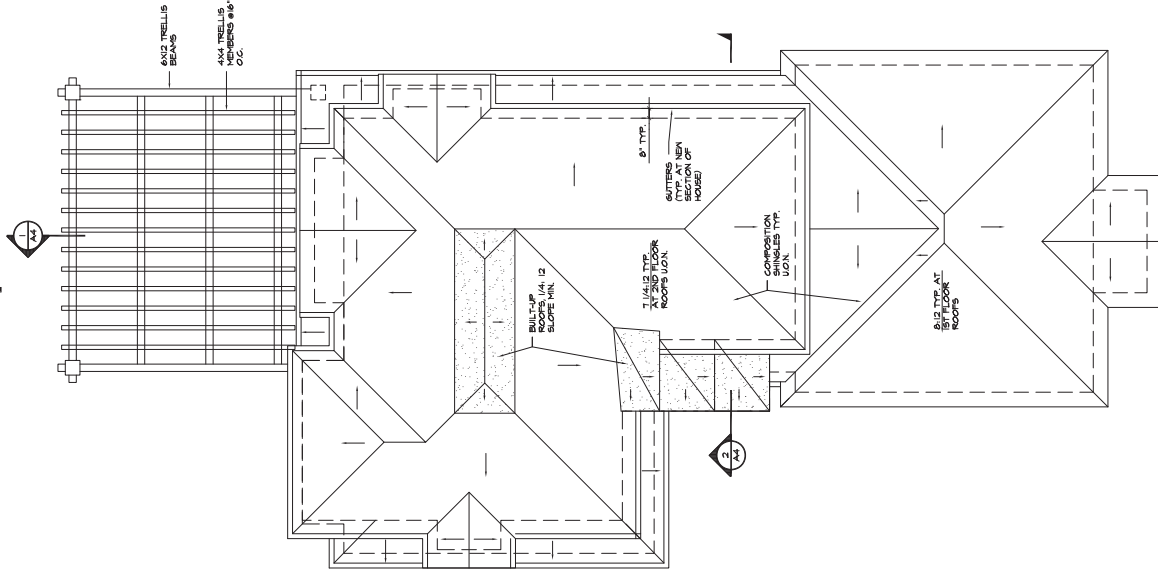
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Sheet Title
 ROOF
 PLAN

Scale 1/4"=1'-0"
 Project No. 1710
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A2.3



1 Roof Plan



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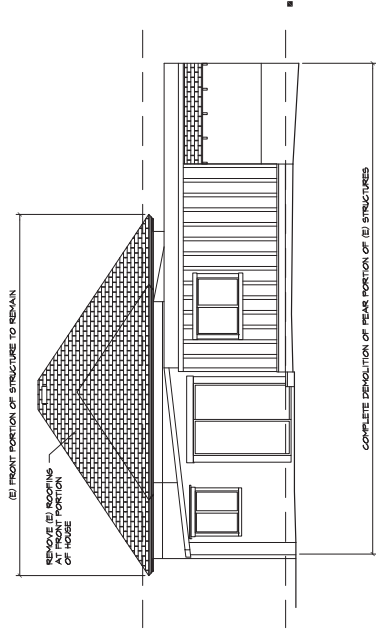
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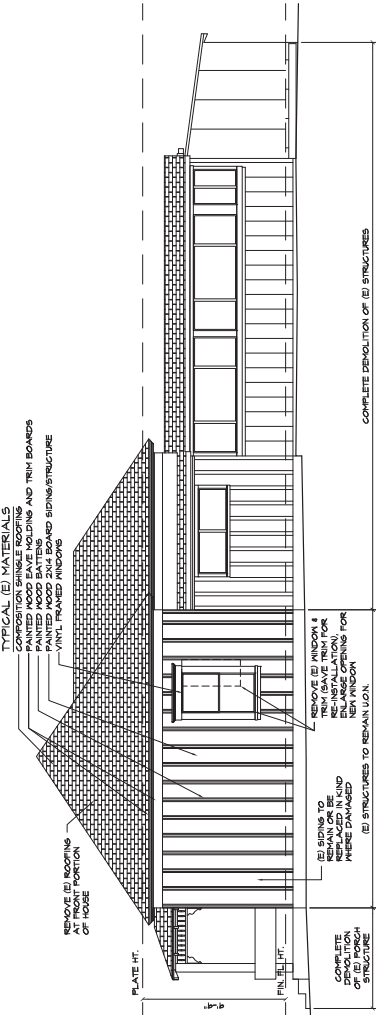
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ELEVATIONS

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Drawn By: BS/CE

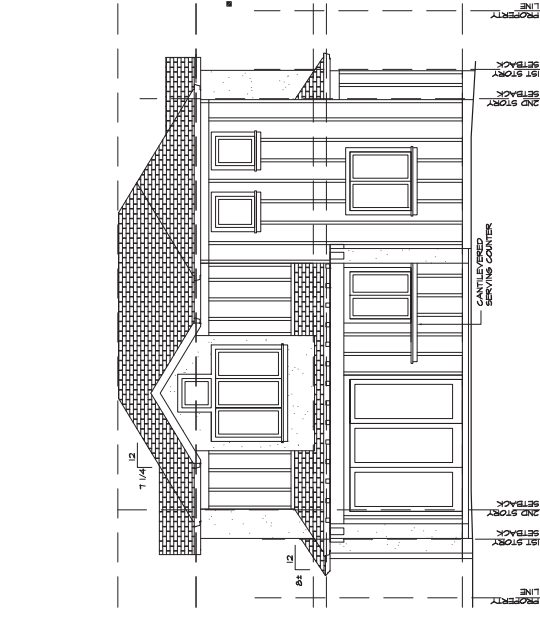
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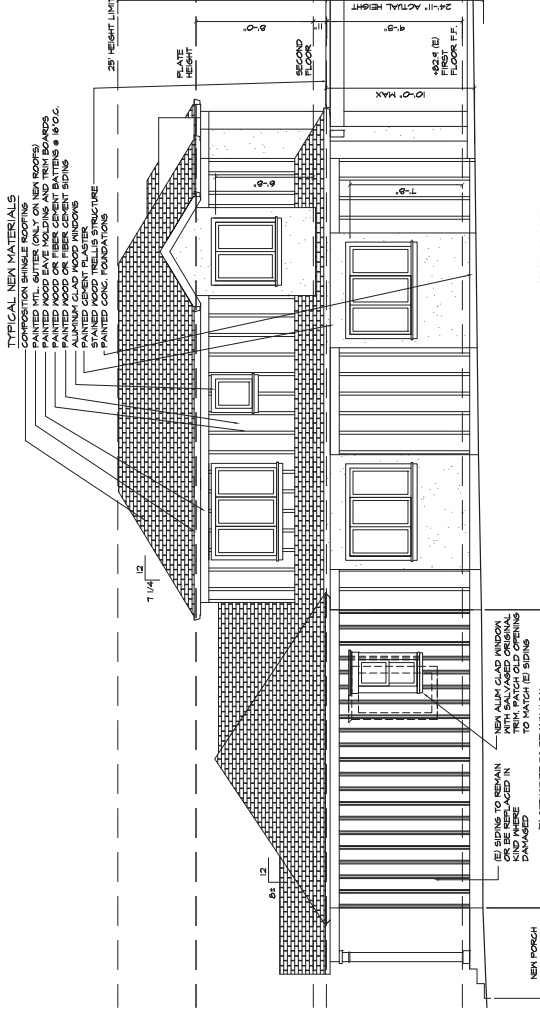
1 Existing East (Rear) Elevation



3 Existing South (Right Side) Elevation



2 Proposed East (Rear) Elevation



4 Proposed South (Right Side) Elevation



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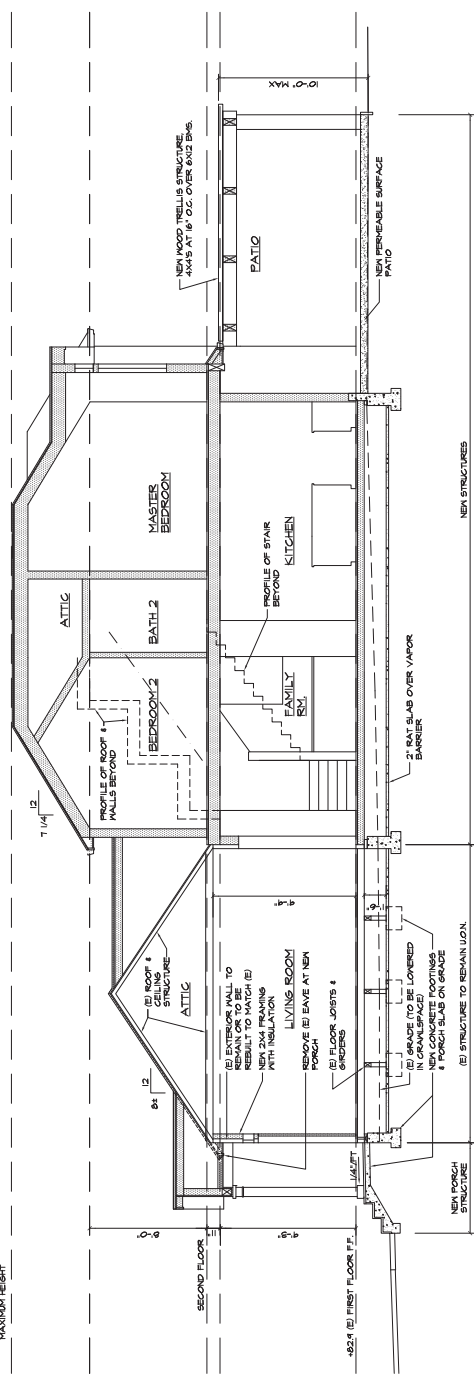
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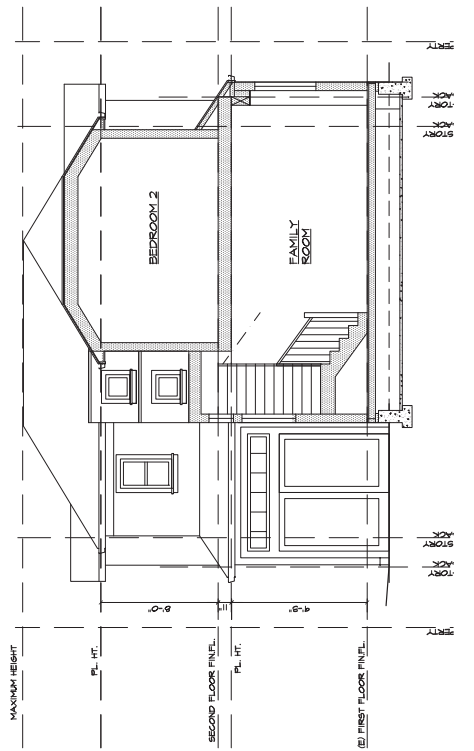
Scale 1/4"=1'-0"
 Project No. 1710
 Drawn By: BS/CE

A4

Sheet Title
 SECTIONS



1 Section



2



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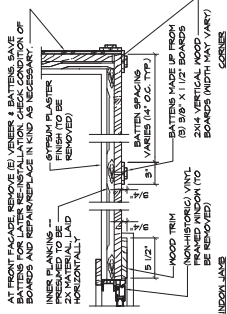
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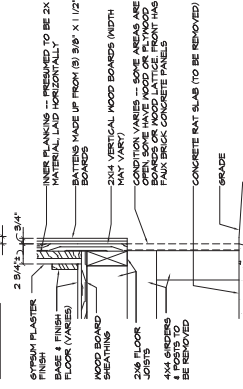
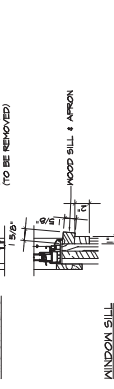
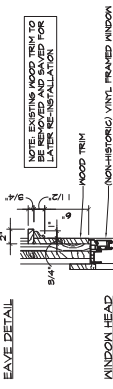
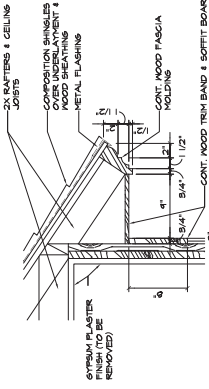
Sheet Title
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Scale 1/4"=1'-0"
 Project No. 1710
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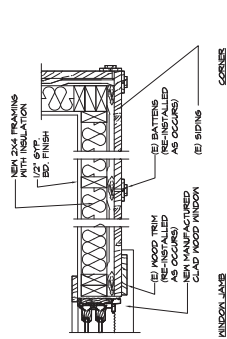
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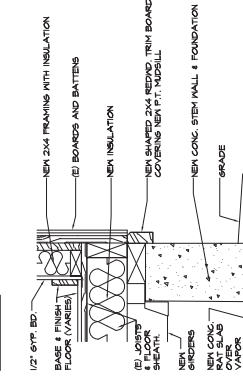
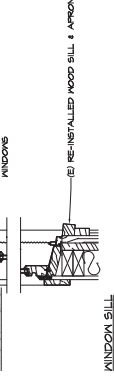
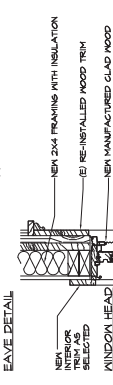
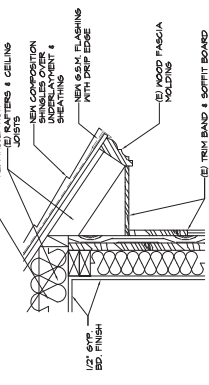
1 Typical Existing Plan Detail
 At Historic Front Portion of House 1 1/2"=1'-0"
 eaves



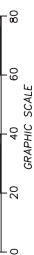
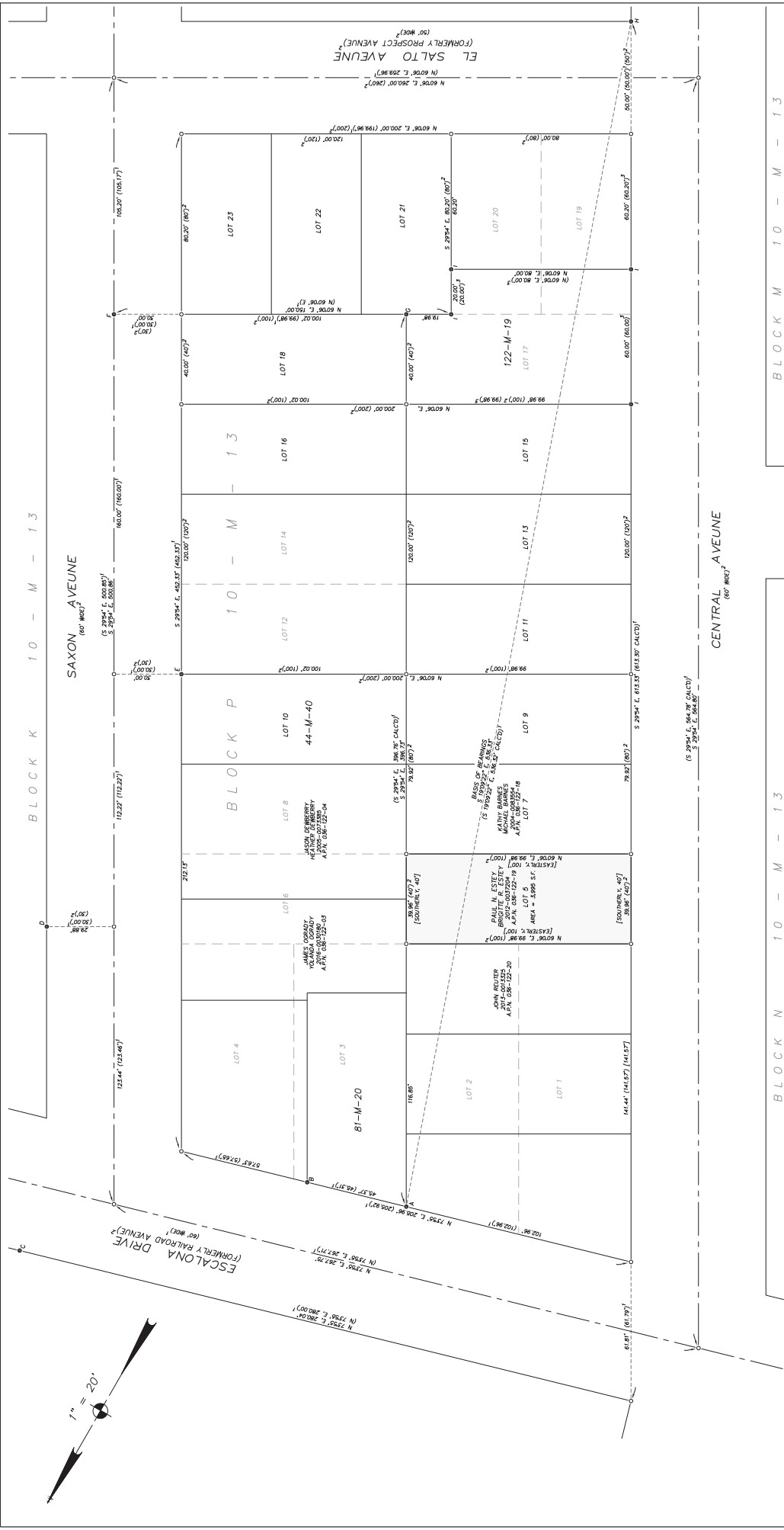
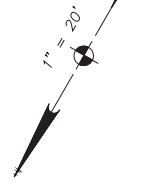
3 Typical Existing Wall Section
 At Historic Front Portion of House 1 1/2"=1'-0"
 eaves



4 Typical Proposed Plan Detail
 At Historic Front Portion of House 1 1/2"=1'-0"
 eaves



6 Typical Proposed Wall Section
 At Historic Front Portion of House 1 1/2"=1'-0"
 eaves



SURVEYOR'S MAP
 SHOWING BOUNDARY, TOPOGRAPHIC, & THE DATA ON
 LOT 5, BLOCK P 10-M-13
 "CAMP CAPITOLA"
 WITHIN THE CITY OF CAPITOLA
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 20'
 FOR: PAUL & BRIGITTE ESEY, OWNERS
 BY: LORNE R. BEAUZIS, C.E., J.S.
 A.P.N. 036-122-19
 SHEET 1 OF 2

BASIS OF BEARINGS: S 19°09'22" E
 ESTABLISHED BY THE SURVEYOR AS NOTED AT POINTS "A"
 AND "B" IN THE FIELD AND CALCULATED FROM 81-M-20.
 S 19°09'22" E, 536.33' CALCULATED
 S 19°09'22" E, 536.33' MEASURED

MONUMENT LIST

A	1/2" IRON PIPE T.S. 6029"
B	1/4" IRON PIPE T.S. 5029", BEARS N 29°54' W, 0.10'
C	3/4" IRON PIPE NO TAG
D	3/8" IRON PIPE NO TAG
E	1/2" IRON PIPE NO TAG, BEARS N 60°06' E, 1.11'
F	P-K NAIL
G	3/4" IRON PIPE WITH PLUG & NAIL, BEARS N 60°06' E, 0.07'
H	1/2" IRON PIPE NO TAG
I	1/2" IRON PIPE T.S. 8064"

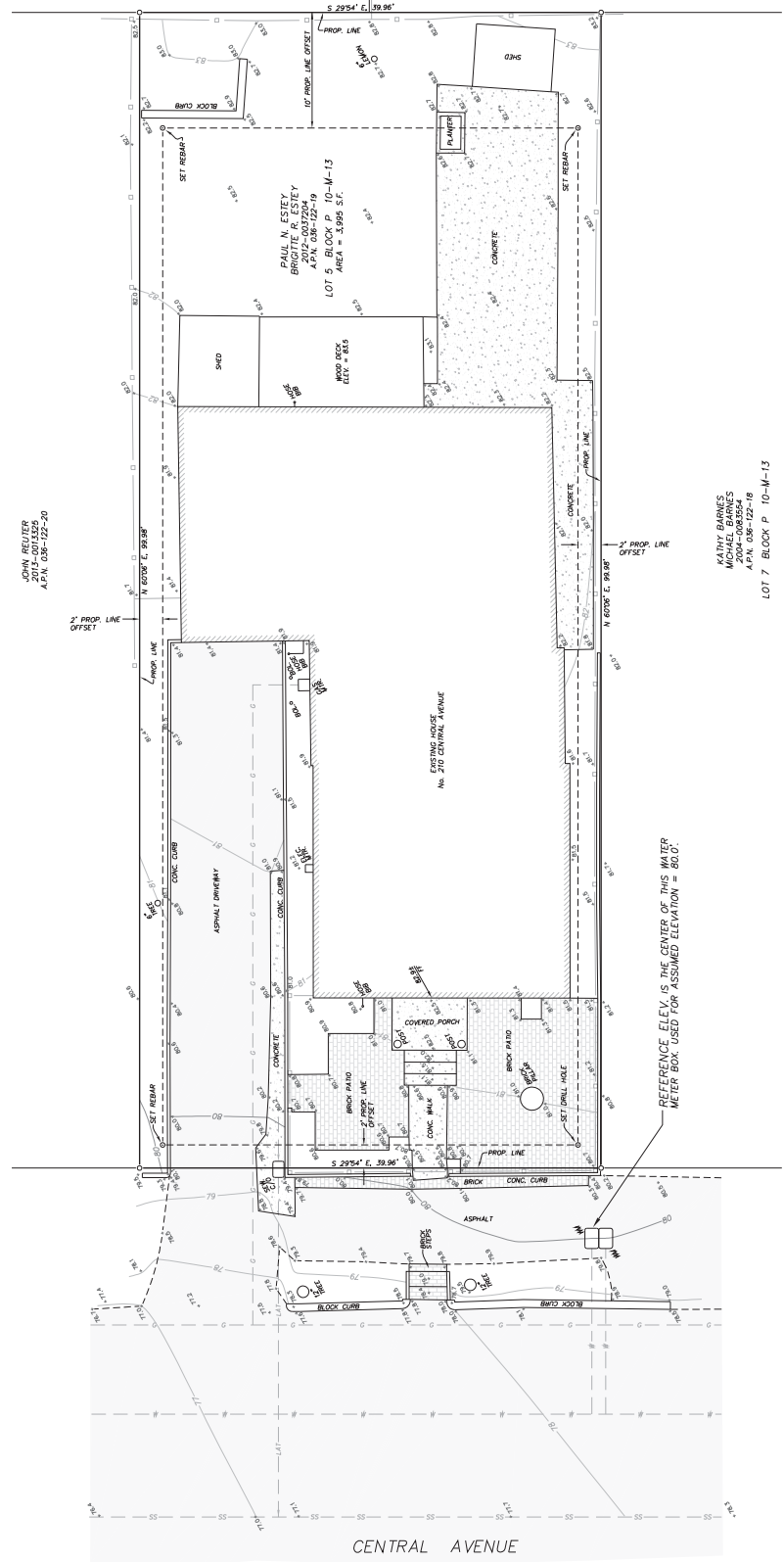
- LEGEND**
- Indicates survey monument found as noted hereon.
 - o Indicates nothing found or set.
 - () Indicates record data based on recorded maps.
 - [] Indicates record data based on 2012-0037204.
 - () 1 81-M-20
 - () 2 10-M-13 Previously recorded as 5-M-63
 - () 3 122-M-19

L E G E N D

- Indicates survey point set as noted hereon.
- Indicates nothing found or set.
- x Indicates spot elevation of existing ground or surface.

JAMES OGRADY
YOLANDA OGRADY
2016-0030180
A.P.N. 036-122-03

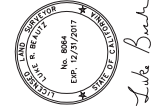
JASON DEWBERRY
HEATHER DEWBERRY
2005-0075386
A.P.N. 036-122-04



JOHN REUTER
2016-0081220
A.P.N. 036-122-20

KATY BARNES
MICHAEL BARNES
2016-00812218
A.P.N. 036-122-18

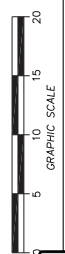
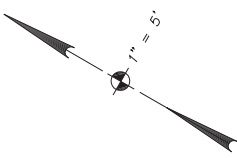
SURVEYOR'S MAP
SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA ON
LOT 5, BLOCK P 10-M-13
"CAMP CAPITOLA"
WITHIN THE CITY OF CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 5'
FOR PAUL & BRIGITTE ESTEY, OWNERS
OF LOT 5, BLOCK P 10-M-13
BY PAUL & BRIGITTE ESTEY, SURVEYORS
A.P.N. 036-122-19 SHEET 2 OF 2



ABBREVIATIONS

BOL	BOLLARD	LAT	LATERAL
C/O	CLEAN OUT	MTR	METER
CONC	CONCRETE	PROP	PROPERTY
ELEV	ELEVATION	SS	SANITARY SEWER
FF	FINISHED FLOOR	W	WATER
G	GAS	WM	WATER METER

REFERENCE ELEV. IS THE CENTER OF THIS WATER METER BOX USED FOR ASSUMED ELEVATION = 68.0'



Elements in plan following the B.M.P for Storm water Runoff
 or added as footage included where applicable

Revised and added wood mulch in all landscape beds.
 Golden Nuggets or similar from Vision Nursery.

Erosion control mat installed on slope outside of driveway.
 Includes erosion control vegetation (per landscape plan).
 Added sq ft. 0
 Removed 336 asphalt

Vegetative Swales in back yard "slow and spread" surface water in back yard (per landscape plan).
 Added sq ft. 0

Stk and soak. Garden sitting area with Perma-edge, filter fabric and wood chips.
 Added sq ft. 0

Stk and Soak Permeable Gravel pathways with Perma-edge, filter fabric and drain rock. Located on both sides of existing concrete.
 Added sq ft. 396
 Removed sq ft. 125 concrete
 Added sq ft. 0

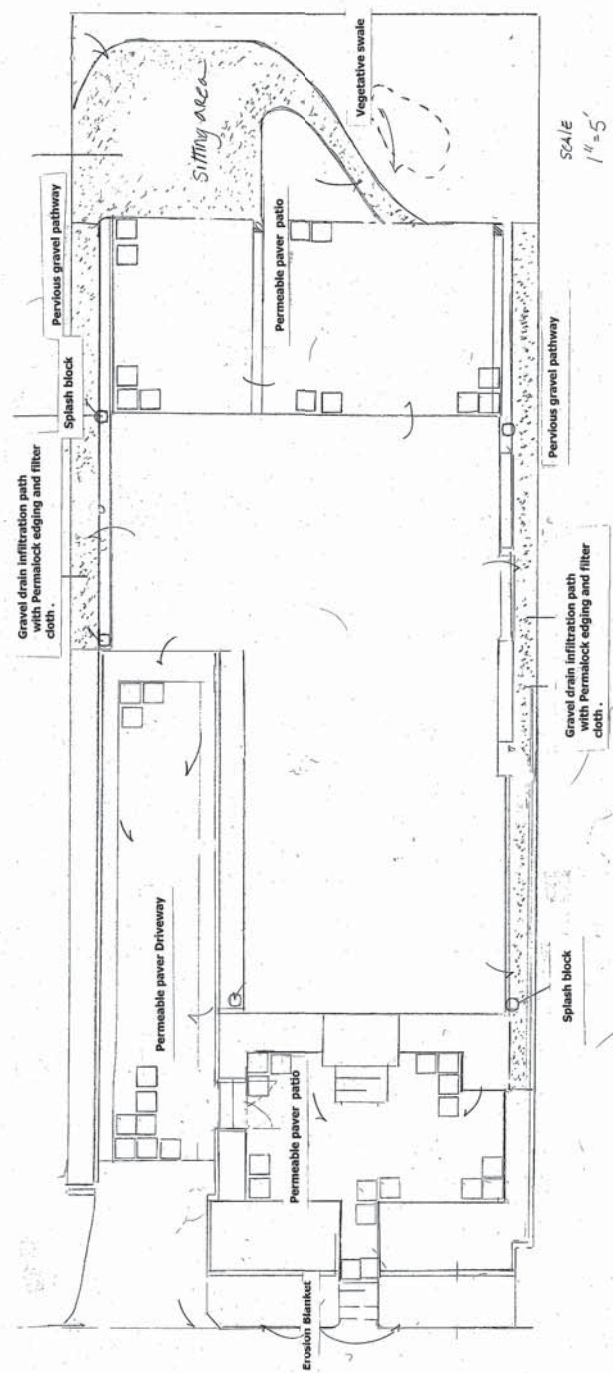
Splash blocks at every downspout for outlet on to Drain- rock dispersion Pathways.
 Added sq ft. 0

Permeable pavers for driveway with concrete borders. Using Belgard, Calstone or similar.
 Added sq ft. 400
 Removed sq ft. 445 asphalt

Permeable pavers for front and back patio. Use Belgard, Calstone or similar.
 Added sq ft. 820
 Removed sq ft. 794 concrete / brick and mortar.

NATALIA SCHWARTZ
 LANDSCAPE DESIGN
 P O BOX 682
 CAPITOLA CA 95010
 (831) 763-2002

Brighton and Paul Estes
 210 Central Ave Capitola
 APN 036-122-19
 Drainage Stormwater Runoff Plan



SCALE
 1" = 5'

pg 1 of 2

Landscape Installation

Planting

All trees and shrubs in plan to be removed and taken off premises.

Use 2" o-diameter stumps and replace with 4" diameter trees.

Soil Preparation:

In new planting areas soil shall be prepared for planting.

Planting holes should be 3x tree width of the root ball and

depth should be 2x root ball depth.

Stumps and shrubs do not plant with the top of the

root ball less than 2" above finished grade. Slope soil

around planting holes with 75% native and 25% mixed

amendments. Holes should be dug notched rather than

smooth top to allow root growth.

Use 2" diameter root guard.

Root guard: "hoopguard" or diggers brand" when

planting shrubs or trees with surface roots near any

utility lines.

Use 2" diameter root guard.

Soil level should be dropped below paving levels to

accommodate for mulch layer. Mulch should be virgin

wood chips 2-3" deep.

Use Shredded rewood bark only on steep slopes and

steep slopes.

Use Shredded rewood bark only on steep slopes and

steep slopes.

For larger trees and shrubs if staking is necessary replace

nursery stakes and use 2" thick landscape pinner posts

to support trees and shrubs.

Use 2" thick landscape pinner posts to support trees and

shrubs.

Use 2" thick landscape pinner posts to support trees and

shrubs.

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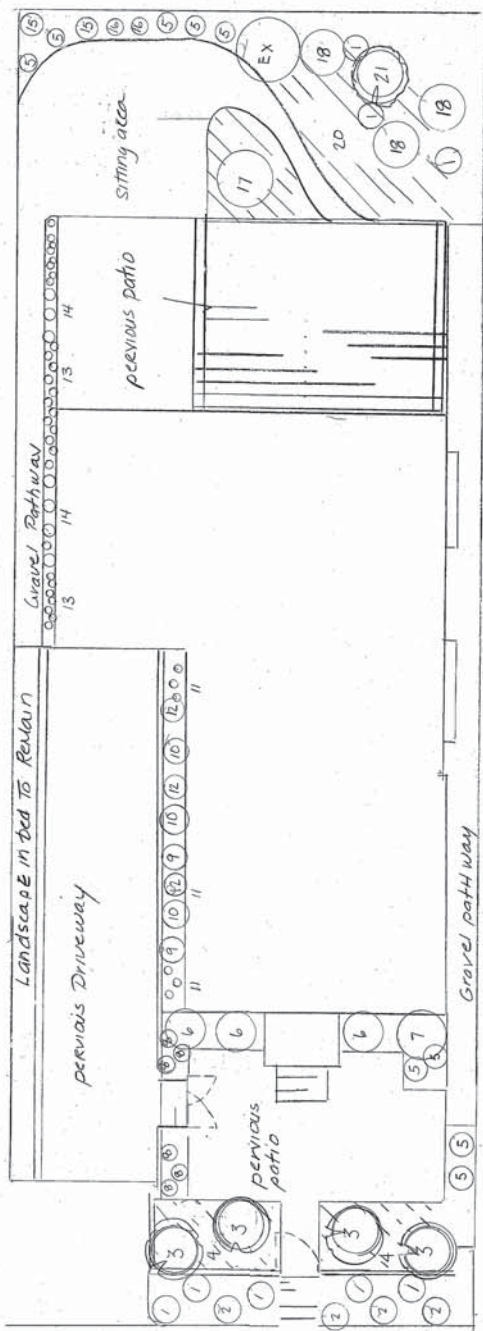
Use 2" thick landscape pinner posts to support trees and

shrubs.

Use 2" thick landscape pinner posts to support trees and

shrubs.

Botanical Name	Common Name	Quantity	Size
Shrubs			
1. <i>Larrea mexicanensis</i>	Talking Larkspur	8	1 Galton
2. <i>Hesperaloe parviflora</i>	Hesperaloe	4	1 Galton
3. <i>Prosopis juliflora</i>	Prosopis	4	8-12
4. <i>Cercocarpus</i>	Cherry Maple	15	1 Galton
5. <i>Prosopis juliflora</i>	Prosopis	9	1 Galton
6. <i>Prosopis juliflora</i>	Prosopis	1	15 Galton
7. <i>Prosopis juliflora</i>	Prosopis	1	15 Galton
8. <i>Prosopis juliflora</i>	Prosopis	2	1 Galton
9. <i>Prosopis juliflora</i>	Prosopis	3	2 Galton
10. <i>Prosopis juliflora</i>	Prosopis	6	4" pot
11. <i>Prosopis juliflora</i>	Prosopis	2	1 Galton
12. <i>Prosopis juliflora</i>	Prosopis	15	1 Galton
13. <i>Prosopis juliflora</i>	Prosopis	7	1 Galton
14. <i>Prosopis juliflora</i>	Prosopis	2	1 Galton
15. <i>Prosopis juliflora</i>	Prosopis	2	1 Galton
16. <i>Prosopis juliflora</i>	Prosopis	1	15 Galton
17. <i>Prosopis juliflora</i>	Prosopis	1	15 Galton
18. <i>Prosopis juliflora</i>	Prosopis	1	15 Galton
19. <i>Prosopis juliflora</i>	Prosopis	1	15 Galton
20. <i>Prosopis juliflora</i>	Prosopis	1	15 Galton
21. <i>Prosopis juliflora</i>	Prosopis	1	15 Galton



SCALE 1/4" = 5'

pg 2 of 2

4.D.1



Attachment: 210 Central Avenue 3-D Image (210 Central Avenue)



Attachment: 210 Central Avenue Streetscape.pdf (210 Central Avenue)



AVERAGE EXISTING
GRADE - 75.05'
214 CENTRAL

AVERAGE EXISTING
GRADE - 76.75'
212 CENTRAL

AVERAGE EXISTING
GRADE - 78.25'
210 CENTRAL

AVERAGE EXISTING
GRADE - 79.75'
208 CENTRAL

Attachment: 210 Central Avenue Streetscape.pdf (210 Central Avenue)



ARCHIVES
ARCHITECTURE

SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REHABILITATION AND ADDITION PROJECT

at an

HISTORIC RESIDENCE

Estey Residence

210 Central Avenue
(Parcel Number 036-12-219)
Capitola, Santa Cruz County, California

For:

Attn: Kate Herlihy, AICP, Senior Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Prepared by:

ARCHIVES & ARCHITECTURE LLC
PO Box 1332
San Jose, CA 95109
408.369.5683 Vox
408.228.0762 Fax
www.archivesandarchitecture.com

Leslie A. G. Dill, Partner and Historic Architect

December 8, 2017

INTRODUCTION

Executive Summary

With the incorporation of one recommended set of project notes into the building permit construction drawing set, this proposed residential rehabilitation and addition project will meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The recommendation is presented here, and the analysis is described more fully in the report that follows:

It is recommended that language on the cover sheet should: 1-Refer to the property as a potential Historic Resource, requiring review of all design revisions, and 2- That the project should include notes that the existing historic elements are to be protected during construction (Standard 6).

Report Intent

Archives & Architecture (A&A) was retained by the City of Capitola to conduct a Secretary of the Interior's Standards Review of the proposed alterations and two-story addition to the exterior of the historic one-story cottage at 210 Central Ave., Capitola, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill referred to the historic survey listing of the residence in the Capitola Architectural Survey and reviewed the Depot Hill Historic District Feasibility Study by Archives & Architecture, dated June 2004 where the property was identified as a contributor to that potential district.

210 Central Avenue
Vernacular Cottage
c. 1890

Hip roof, symmetrical facade with
central entrance covered by later
added portico.



2005 Capitola Architectural Survey

In early July, a set of proposed sketch plans, dated 06/27/17, was forwarded to initiate the review process; a set of submittal drawings, dated 07/27/17, was forwarded on the 28th of that month. On August 28, 2017, Ms. Dill met on site with one of the architects to confirm the character-defining features of the property and discuss the project briefly. A&A provided initial comments and suggestions in the form of a memo dated September 13, 2017. On October 20, Ms. Dill met with the architect to review the comments and discuss the features of a revised design. The design was subsequently revised and electronically forwarded for final review. For this report, A&A evaluated, according to the Standards, a set of nine sheets from the Historical Review submittal set of drawings, dated 11/13/17, (Sheets A0, A1, A2.1-2.3, A3.1 & 3.2, A4 and D1).

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:

Character of the Existing Resource

The primary character of the historic house is obtained from its simple form and original pattern of materials. It is a raised, roughly cubical volume, topped by a moderately steep pyramidal hipped roof. The original small rear wing, now altered and encapsulated by later additions, is symmetrical, with a lower hipped roof. The front porch is not original, but its original location, size, and scale are illustrated within the Sanborn maps of the property; its replacement is recommended.

Per the 1986 Historic Resources Inventory, the original cottage was of note for its “Hip roof, symmetrical façade with central entrance covered by later added portico.” It is known that many of the materials of the cottage are not original, but original features do remain. To review the design of the proposed rehabilitation and addition project, Archives & Architecture, LLC created an initial in-house list of character-defining features. The list of features includes, but may not be limited to: the approximately square footprint with a rear wing; the raised one-story massing with high wall plates; the pyramidal hipped roof form; the boxed eaves with their shaped trim; the flat-board fascia; the vertical board siding with its unusual doubled battens and matching doubled corner boards; the generally symmetrical, individual placement design of the windows, and the original window trim.

Alterations or added elements, appropriate for removal, include: the replacement window sash; the applied plywood siding; the front door and door trim; the added bric-a-brac and spindle work at the front fascia and windows, the front porch; the rambling rear additions (including the former, original rear wing which has been encapsulated and altered past recognition).

According to the 2004 Depot Hill Historic District Feasibility Study, “the Depot Hill neighborhood has been an intact representation of Capitola’s historic beach house period for over 100 years.” The compatible rehabilitation of the cottage on this property, along with a compatible addition, adds to the continued integrity of the neighborhood.

A procedural side note for the record: The site visit indicated that the house has been altered heavily over the years. The current project seems to restore much of the historic character, perhaps even reversing many previous incompatible alterations. This seems like a positive approach for the neighborhood. This review assumes the house is worth preserving and as though it were in a more intact (or restored) condition.

Summary of the Proposed Project

The project description on the cover sheet of the drawings indicates, "Project consists of major remodel to existing single story home and addition of new second floor." The design consists of the rehabilitation and partial restoration of the original house, including, but not limited to: preservation of the board-and-batten siding, repair of the eave trim, replacement of the non-original vinyl windows with appropriate wood units while preserving the historic window trim, replacement of the non-original front door, replacement of the non-original front porch, replacement of the non-original roofing materials, and the addition of a new concrete foundation. Attached at the rear will be a new two-story addition. The addition features a mix of differentiated wood or wood-look siding and stucco, a variety of new windows, and such new building elements as square bay windows and stepped wall designs.

SECRETARY'S STANDARD'S REVIEW:

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Following is a summary of the review with a list of the Standards and associated analysis for this project:

1. **"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."**

Analysis: There is no effective change of use proposed for this residential property.

2. **"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."**

Analysis: No historic massing of the cottage is proposed for removal; the forms and footprints of the remaining historic residence will be preserved.

The removal of the existing porch is not a problem, as it is not original, and the replacement porch is compatible in size and scale with the original footprint, the massing of the house, and the overall rhythms and patterns in the neighborhood. The porch design is compatible and differentiated (see also Standard 9), and does not create a sense of false history (see also Standard 3).

The spatial understanding of the historic house form, as well as some character-defining original building fabric, is proposed to be preserved in the way that the addition connects to the main historic cottage at the rear. The addition narrower than the main house. The

setback allows the eaves and original corners to be preserved. The compact massing of the original house, a primary character-defining feature, is preserved.

Although not proposed for preservation, as it had been heavily altered, the original rear wing design is suggested by the proposed, symmetrical one-story rear connection to the two-story addition. The rear of the main wing will not be exposed to the exterior.

3. **“Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken.”**

Analysis: There are no proposed changes that might be mistaken for original features. All new elements have adequate differentiation, including and especially the front porch (See Standard 9).

4. **“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”**

Analysis: It is understood that no existing changes to the building(s) have acquired historic significance in their own right.

5. **“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”**

Analysis: Distinctive features and finishes that identify the cottage are generally shown as preserved on the proposed drawings. Specifically, this includes: the approximately square footprint with a narrower rear wing connection; the raised one-story massing with high wall plates; the pyramidal hipped roof form; the boxed eaves with their shaped trim; the flat-board fascia; the vertical board siding with its unusual doubled battens and matching doubled corner boards; the generally symmetrical, individual placement design of the windows, and the original window trim.

One window (on the south side) is proposed to be removed and replaced with a smaller window. Because this elevation does not represent altering a symmetrical composition, and because the original historic window fabric has been replaced previously, this window alteration is in keeping with this Standard.

6. **“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”**

Analysis: The current physical condition of the house appears visually to be fair, and the historic features are shown as generally preserved in the project drawings (see also Standard 5). The notes on the elevation drawings include documentation language of the original materials and critical dimensions.

It is recommended that general notes be added to the final building permit documents. These would note the historic significance of the property, indicate that all changes to the

project plans must be reviewed, and note how the existing historic elements are to be protected during construction.

7. **“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”**

Analysis: No chemical or physical treatments are shown as proposed in this project, or expected, other than preparation for painting. It is recommended that all planned construction techniques be identified during the building permit submittal phase.

8. **“Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”**

Analysis: Archeological resources are not evaluated in this report.

9. **“New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”**

Analysis: The proposed design is both appropriately compatible with the historic character of the house and differentiated by its detailing, form, and materials.

The proposed rear addition is differentiated in form, size, and location by extending to the rear from the compact main house; by being a two-story addition adjacent to the tall one-story original massing, and by the connection being narrower than the original house corners, preserving the original house dimensions and form. The elongated hipped roof form of the proposed addition is compatible with the main pyramidal gabled roof form. The wall segments, intermediate rooflines, and other new features that make up the addition create a composition that is proportionate with the historic house. The addition, although large, presents a visually subordinate overall feeling.

Portions of the proposed addition will be clad in vertical board-and-batten siding, compatible in scale and pattern with the original siding, but differentiated by dimension and possibly by material (fiberglass cement boards). Portions of the proposed addition will be clad in stucco, providing additional differentiation. The areas of stucco are relatively small, and they are consistent in size and architectural vocabulary around the addition, providing relief in the overall massing without being overbearing. The stucco areas are limited to bay windows, dormers, and at the stepped stair feature.

The proposed new windows at the addition will be aluminum-clad wood, with thick sash dimensions that match the historic materials in the neighborhood, while differentiated in finish. The one-lite windows are a similar size to the large double-hung historic windows, although some new windows are casements and not paired or double-hung units. The use of transoms provides a compatible proportion of glass to wall surface. The flat-board wood trim will be compatible, as will the depth of the eaves. The addition’s eaves are proposed to be boxed, to matching the original house eaves.

The proposed replacement front porch, so prominently located in the new design, is clearly compatible yet differentiated. The porch roof is compatible in slope with and subordinate in size to the historic house roof, and is differentiated by the gabled form and slightly different dimensions of the board-and-batten pattern in the gable end. The front porch posts are traditionally clad in trim, compatible with and subordinate to the overall composition. The full-width steps and modern material (concrete is assumed) of the front stoop provides additional subtle differentiation. The proposed front door is compatible by the original size and location, as well as by the use of a transom. It is differentiated by its Dutch opening style.

10. **“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”**

Analysis: The proposed design would preserve the essential form and integrity of the historic property. The critical character-defining features of the exterior of the house would be unimpaired in this project.

CONCLUSION

With the minor set of notes conditioned for inclusion in the construction drawing set recommended within this report, the proposed rehabilitation project would meet the *Secretary of the Interior's Standards for Rehabilitation*.

Paul and Brigitte Estey

Project Site: 210 Central Avenue, Capitola, 95010

Master Application: 17-029

Item	Sq. Ft.	Cost/Sq. Ft.	Total
Existing Building Costs			
Existing Residence	1399	\$200	\$279,800
Existing Porch	29	\$90	\$2,610
Existing Deck	118	\$25	\$2,950
Total Existing Value			\$285,360
80% of Existing Value			\$228,288
New Construction Costs			
New Conditioned Space	1494	\$200	\$298,800
New Garage	222	\$90	\$19,980
New Deck/porch	34	\$25	\$850
Remodel Costs			
Remodeled conditioned spa	454	\$100	\$45,400
Remodeled Garage	0	\$45	\$0
Remodeled Deck/Porch	0	\$13	\$0
Total Construction/Remodel Costs			\$365,030
			128%